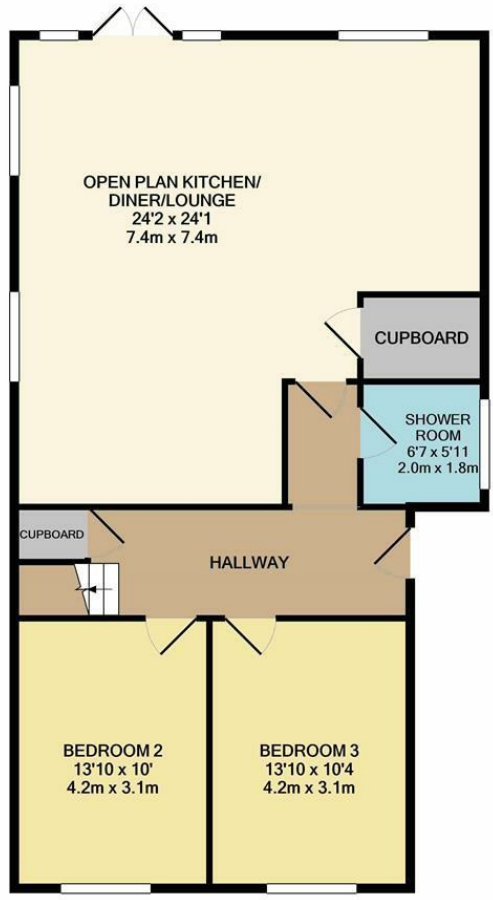
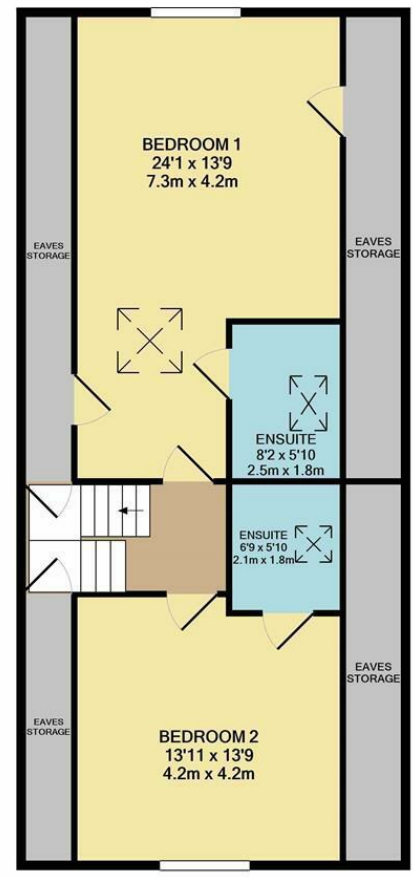


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



GROUND FLOOR
APPROX. FLOOR
AREA 980 SQ.FT.
(91.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 862 SQ.FT.
(80.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1843 SQ.FT. (171.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MONTROSE CLOSE
SOUTH WELLING
Guide Price £600,000



2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

Anthony Martin
Estate Agents

020 8303 3338
bexleyheath@anthonymartin.co.uk
www.anthonymartin.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Anthony Martin
Estate Agents



**** PRICE RANGE £600,000 - £660,000 ****

Anthony Martin estate agents are excited to offer to the market this absolutely STUNNING FOUR DOUBLE BEDROOM DETACHED PROPERTY which is BRAND NEW AND COMES COMPLETE WITH A 10 YEAR GUARANTEE!

The property is located on a popular and sought after cul de sac which is a very quiet road but also gives great access to Welling high street, this has a large variety of shops, bars and restaurants. If you commute then this is no problem either as Welling train stations also only a short walk away. All of this can be easily accessed via a locked pathway which only a few residents have a key for, making this very easy.

The home itself has been carefully planned when building and offers a great amount of space throughout.

On arrival there is plenty of off road parking, this is provided by a block paved driveway and allows parking for 2/3 cars.

The entrance is accessed to the side of the home, once inside you are greeted by a spacious hallway, this gives access to all of the ground floor space and also the stairs to the first floor.

Starting to the front of the home there are two equal sized double bedrooms, back to the hallway and there is a modern shower room whilst to the rear of the home there is a HUGE kitchen/lounge/dining room, this is a great size space and its the heart of the home, the kitchen area is fitted with modern units and a thick granite work top, this also come fully fitted with BOSCH appliances which all come with the manufactures warranty.

To the first floor the space continues with TWO LARGE DOUBLE BEDROOMS, both coming with en suite bathrooms and plenty of eaves storage.

Other benefits to note are that the property has underfloor heating throughout the ground floor and has a megaflow hot water system fitted.

Externally there is a nice size rear garden with side access and a matching block paved patio area.

CALL ANTHONY MARTIN NOW TO ARRANGE YOUR VIEWING!

4 BEDROOMS • 1 RECEPTION ROOMS • 3 BATHROOMS

MONTROSE CLOSE

SOUTH WELLING

- Chain free
- Brand new home with 10 year guarantee
- Four double bedrooms
- Three bath/shower rooms
- Huge open plan lounge/kitchen/diner
- Very spacious property
- Great central location
- Call Anthony Martin to view
- Floor Area: 1843 sq ft
- EPC Rating tbc

