



Guide Price £395,000
Sutherland Avenue, Welling, Kent, DA16 2NH

Christopher Russell
PROPERTY SERVICES



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Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Guide Price £395,000 - £410,000.

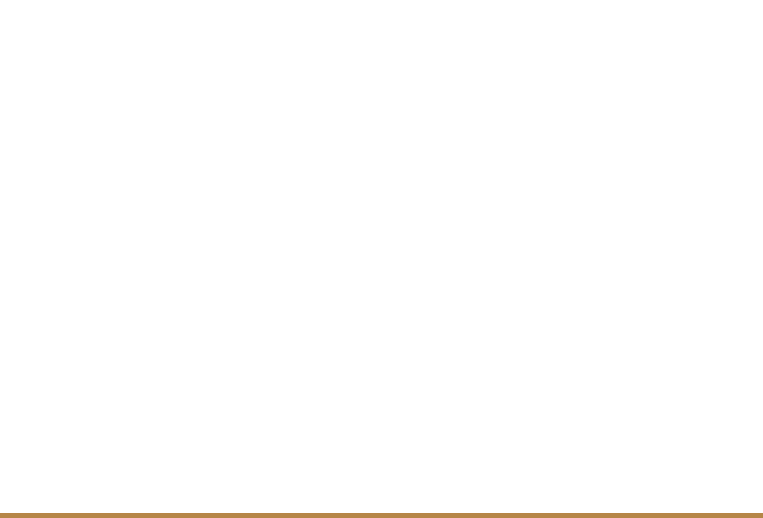
Well-presented two bedroom mid terraced house offered chain-free, located within a a short walk of Welling and Falconwood train stations, and ideally situated for Harris Academy and Bexley grammar school and a selection of good primary schools with local shopping amenities nearby at The Green.

The property is in good decorative condition throughout and comprises a good-sized lounge, fitted kitchen/diner with a small extension to the rear. The property offers further potential to extend downstairs (STPP).

Upstairs there are two bedrooms and family bathroom.

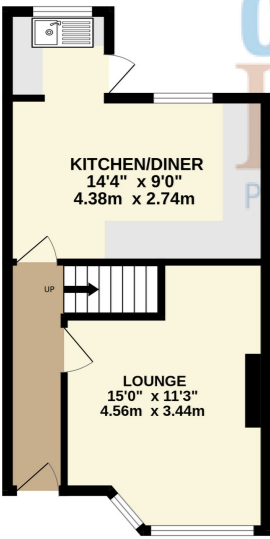
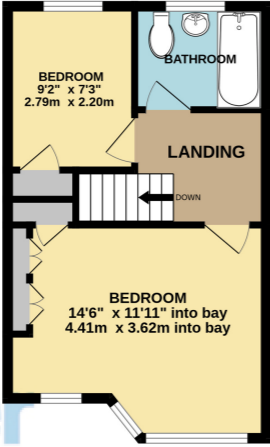
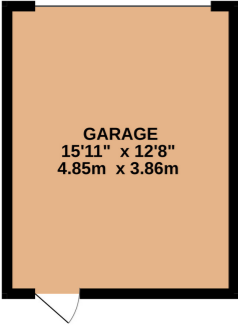
The garden has a patio area leading to lawn and a detached garage to the rear of the garden and there is a driveway which provides off street parking.

Council Tax Band D.



GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.

1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



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TOTAL FLOOR AREA : 898 sq.ft. (83.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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