

Bernard Skinner



- Two bedroom end terrace
- Single storey extension
- Shower rooms to ground/first floors
- No onward chain

251 Sutherland Avenue, Welling, DA16 2NJ

Guide Price £425,000 - £450,000

Situated just over half mile from Falconwood station and extensive green space at Oxleas Woods, this two bedroom end of terrace house with ground floor single storey extension. Offers deceptively spacious accommodation with larger kitchen, spacious entrance hall and ground floor wetroom. In the current household for over four decades, the property has two living rooms and a fitted kitchen with white gloss units and there is a good sized master bedroom and second shower room on the first floor. With off street parking and a well tended and established 56' rear garden, a selection of schools including Bishop Ridley C of E primary, Harris Academy and Bexley Grammar are all between a third of a mile and three quarters of a mile. With no onward chain, why not take a look, we hold keys.



Property Description

SPACIOUS ENTRANCE HAL

14' x 6' (4.27m x 1.83m) Part glazed front door, radiator, tiled floor, door to wet room.

INNER LOBBY

Radiator, doors to reception rooms.

FRONT RECEPTION ROOM

14' 6" x 12' 3" narrowing to 9' 3" (4.42m x 3.73m) Double glazed leaded light bay window to front, radiator, fitted carpet.

REAR RECEPTION ROOM

13' 3" x 9' 2" narrowing to 7' 6" (4.04m x 2.79m) Double glazed leaded light window to rear, radiator, built in cupboards and shelving to recess, recess with access to understairs cupboard and built in cupboard, varnished floorboards.

KITCHEN

10' 7" x 5' (3.23m x 1.52m) Double glazed window to rear, fitted white gloss wall and base units, stainless steel sink unit, space for washing machine, built in double oven and hob, radiator, part glazed door to garden, radiator, fully tiled walls, laminate flooring.

WETROOM

18' 11" x 6' 1" (5.77m x 1.85m) Double glazed leaded light window to rear, feature glass bricks housing shower area, double cupboard housing boiler, radiator and heated towel rail, washbasin and wc with fitted storage.





FIRST FLOOR

LANDING

Built in double cupboard, loft access, fitted carpet.

BEDROOM 1

14' 5" into recess x 11' 10" into bay (4.39m x 3.61m) Double glazed leaded light bay window and further window to front, built in wardrobes, radiator, varnished floorboards.

BEDROOM 2

9' x 8' 7" (2.74m x 2.62m) Double glazed leaded light window to rear, radiator, built in cupboard, varnished floorboards.



SHOWER ROOM

5' 10" x 5' 6" (1.78m x 1.68m) Double glazed leaded light window to rear, white suite comprising shower unit, wash basin with fitted storage, w.c, fully tiled walls, vinyl flooring.

OUTSIDE

The well tended and mature rear garden measures approximately 56' with sunny Southerly aspect, laid to lawn with flower borders, established shrubs, outside light and tap, paved patio area, small pond and rockery, brick built shed 7' 8" x 5' 3" with light and power.

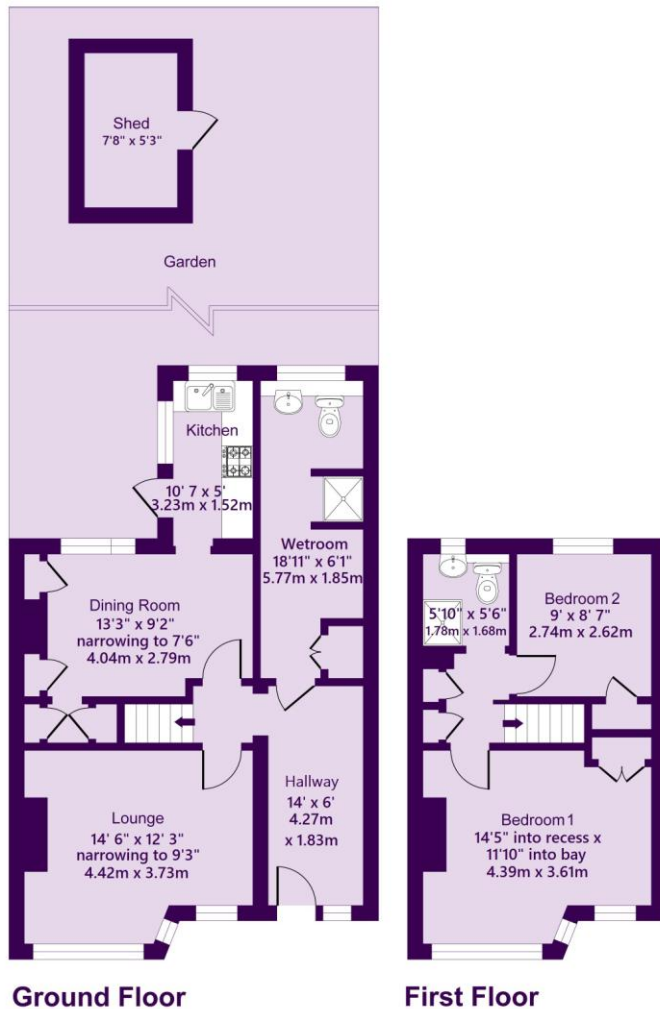
Off street parking to the front.

Paved front garden with established shrubs and flowers.



Sutherland Avenue, DA16

Total area: Approx. 1038.8 sq. feet (96.5 sq metres)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix



MATERIAL INFORMATION

Tenure: Freehold

Council tax band: D - £2,258.03 pa

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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