

HUNTERS®

HERE TO GET *you* THERE



Sutherland Avenue

Welling, DA16 2NN

Asking Price £450,000



- Semi-detached house
- Close to Schools, Shops and transport links
- Conservatory
- In Need of Modernisation
- EPC Rating E

- Popular Location
- Lounge/Diner
- Four Bedrooms
- Call Hunters to View

Tel: 020 8304 1000

Sutherland Avenue

Welling, DA16 2NN

Asking Price £450,000



Nestled in the sought-after Sutherland Avenue in Welling, this charming semi-detached house presents an excellent opportunity for families seeking a new home. The property is conveniently located near local shops, reputable schools, and excellent transport links, making it an ideal choice for those who value accessibility and community.

Upon entering, you are welcomed by a spacious reception room perfect for family gatherings or entertaining guests. The well-appointed kitchen provides ample space for culinary pursuits, while the adjoining conservatory allows for an abundance of natural light, creating a delightful space to relax and enjoy the views of the garden.

The first floor comprises four generously sized bedrooms, providing plenty of room for family members or guests. The bathroom, while functional, presents an opportunity for personalisation and modernisation, allowing you to create a space that reflects your style and preferences.

Externally, the property boasts a private rear garden, offering a tranquil retreat for outdoor activities, gardening, or simply unwinding after a long day. Although the house requires some modernisation, it is a blank canvas ready for your creative touch, making it the perfect opportunity to transform this house into your dream family home.

In summary, this property on Sutherland Avenue is a fantastic prospect for those looking to invest in a spacious family residence in a desirable location. With its potential for enhancement and its proximity to essential amenities, it is not to be missed.

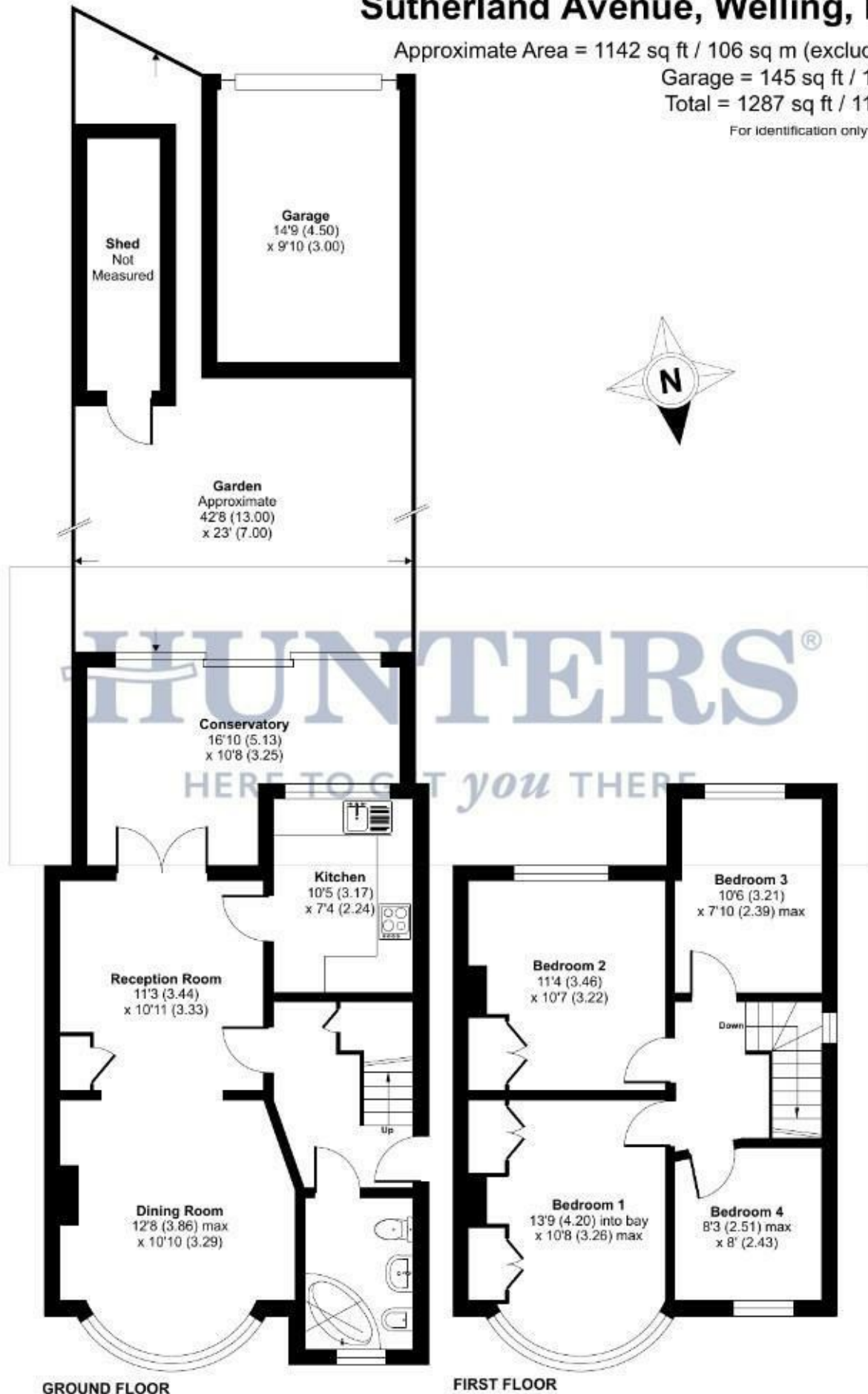
Sutherland Avenue, Welling, DA16

Approximate Area = 1142 sq ft / 106 sq m (excludes shed)

Garage = 145 sq ft / 13.4 sq m

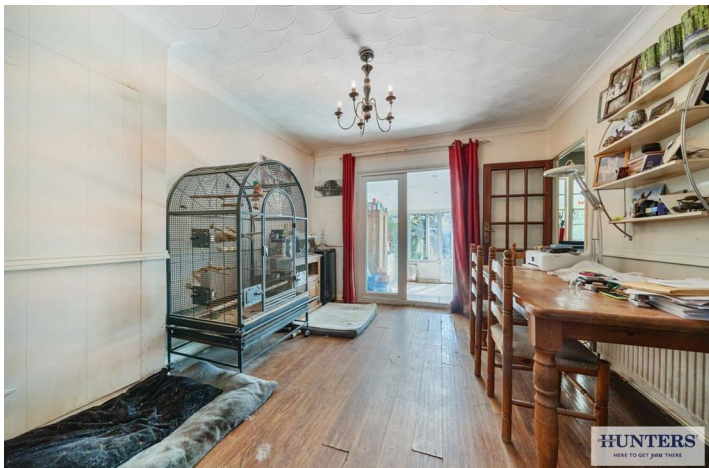
Total = 1287 sq ft / 119.4 sq m

For identification only - Not to scale



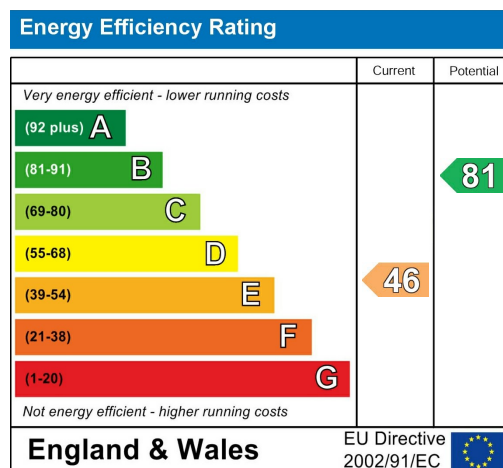
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters Welling - Cross & Warren Enterprises Ltd. REF: 1280779

© richcom 2025.





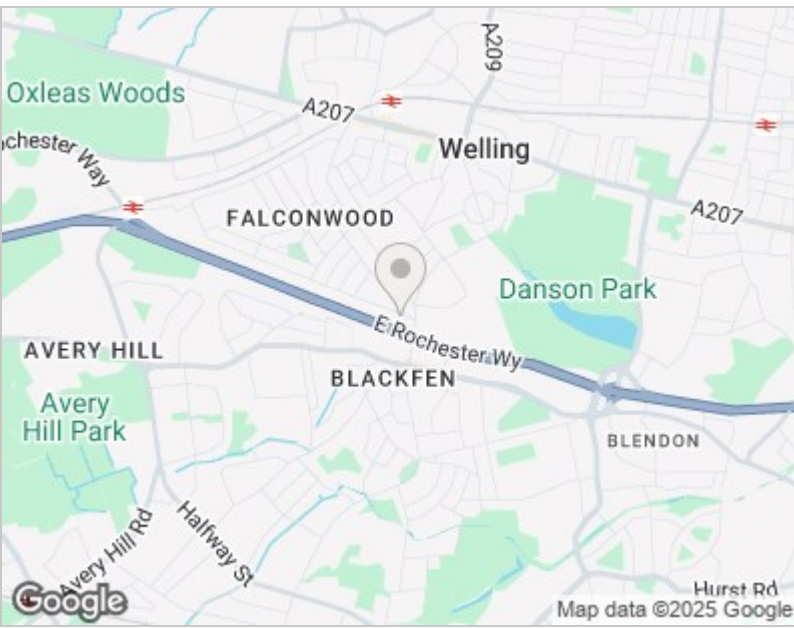
Energy Efficiency Graph



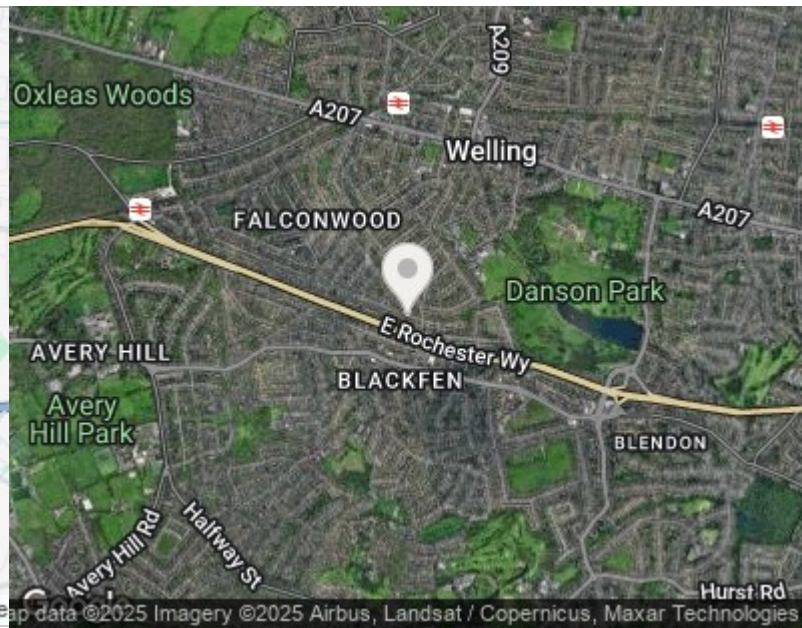
Viewing

Please contact our Hunters Welling Office on 020 8304 1000 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

39 High Street, Orpington, Kent, BR6 0JE
Tel: 020 8304 1000 Email: welling@hunters.com
www.hunters.com

