



**Guide Price**  
**£400,000**

**Freehold**

3x  1x  1x 

**Sutherland Avenue,  
Welling, Kent, DA16**

*Wards*  
Helping you move forwards



## Main features

- Chain free
- Small garage to rear
- In need of modernisation
- Catchment area for Bexley Grammar
- Central location for transport into London

## Accommodation

### GROUND FLOOR

Hallway

Lounge/Dining Area : 27'8 x 10'0 (8.44m x 3.05m)

Kitchen: 9'6 x 5'0 (2.90m x 1.53m)

### FIRST FLOOR

Landing

Bedroom 1: 13'7 x 9'0 (4.14m x 2.75m)

Bedroom 2: 11'9 x 9'1 (3.58m x 2.77m)

Bedroom 3: 7'9 x 5'6 (2.36m x 1.68m)

Bathroom

### OUTBUILDING

Garage

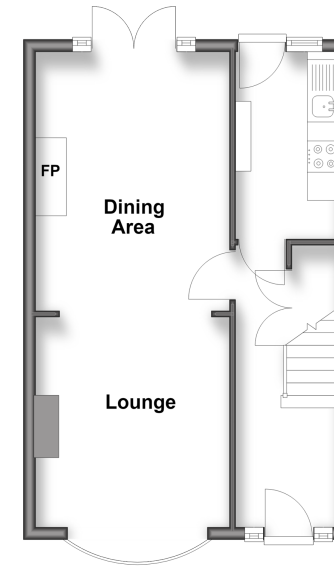
### OUTSIDE

Driveway

Rear Garden

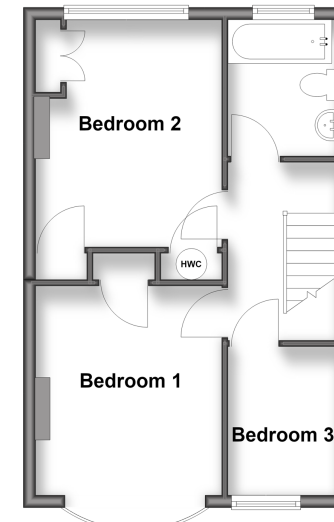
### Ground Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



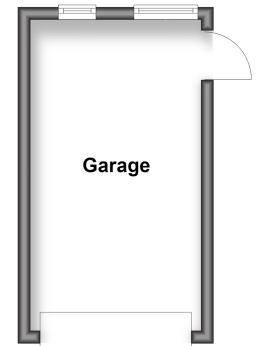
### First Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



### Outbuilding

Approx. 13.8 sq. metres (149.0 sq. feet)



**Call Welling - 020 8301 6679 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

■ If buying or rent, please check if Local Authority licensing schemes apply before proceeding



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