



House - Semi-Detached

49 SUTCLIFFE  
ROAD, WELLING,  
DA16 1NJ

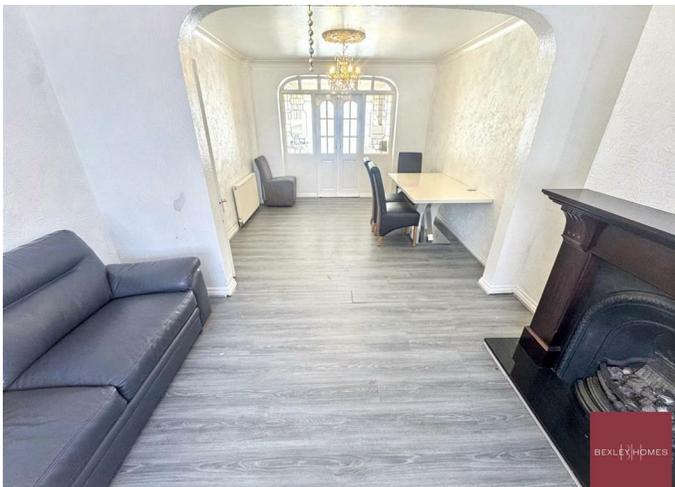
Per Month

£2,150

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### FEATURES

- Three-bedroom semi-detached home
- Two spacious reception rooms
- Modern fitted kitchen with garden access
- Quiet residential road access



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# 3 Bedroom House – Semi-Detached located in Welling

A beautifully presented three-bedroom semi-detached home located on the ever-popular Sutcliffe Road in the heart of Welling (DA16).

The ground floor boasts two bright and spacious reception rooms, providing flexible living and dining space filled with natural light. The modern fitted kitchen offers generous worktop space and ample storage units, with doors leading directly out to the private rear garden. The home also includes a downstairs WC, which is great for everyday use.

Upstairs, the property comprises three well-proportioned bedrooms, including two generous doubles and a comfortable single room – perfect as a child's bedroom, nursery or home office. A well-appointed family bathroom completes the first floor.

Externally, the home benefits from a private rear garden offering a peaceful outdoor retreat with space for seating and relaxation. To the front, the property features a private driveway providing off-street parking.

Call us on

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Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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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