



34, Sutcliffe Road, Welling DA16 1NL  
Guide Price £625,000



**\*\* Guide Price Range £625,000 - £650,000 \*\***

Extended approximately 8 years ago Park Estates are delighted to offer this 5 bedroom semi detached house with spacious family living accommodation arranged over 3 levels. Situated close to good schools, Bexleyheath Station and Danson Park, the property comprises of a living room, extended fully fitted kitchen with French doors to a secluded rear garden, utility room and a ground floor cloakroom. To the first floor there are 3 large bedrooms and a family bathroom with under floor heating and 2 further bedrooms which dividing wall could be easily removed and a shower room to the second floor. The property is extremely well presented throughout and also features 78' approx rear garden, gas central heating with church radiators, double glazing, bespoke staircase, 2 year old boiler, replacement roof, modern fittings throughout, off road parking and a shared drive to a larger than average detached garage. This ready made family home is highly recommended for your early viewing.

Local Authority: {prop\_LA\_county}

Council Tax Band: {council\_tax\_band}



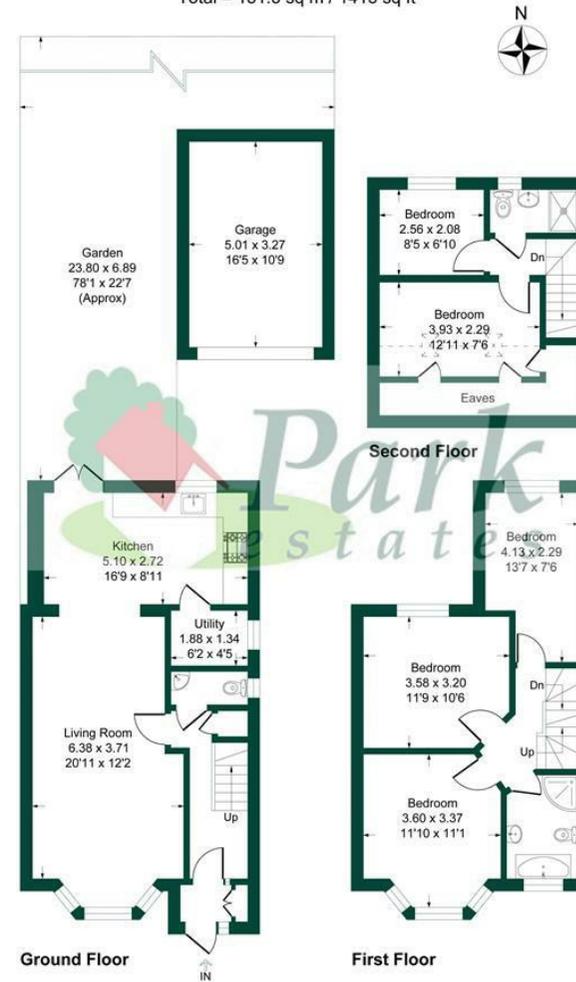
# 01322 553322

60-62 High Street, Bexley, Kent, DA5 1AH

bexley@parkestates.co.uk  
www.parkestates.co.uk

## Sutcliffe Road, DA16

Approximate Gross Internal Area = 115.0 sq m / 1239 sq ft  
Garage = 16.3 sq m / 176 sq ft  
Total = 131.3 sq m / 1415 sq ft



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

Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.