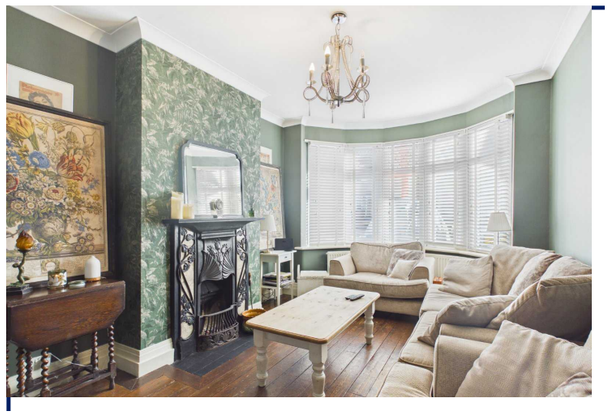


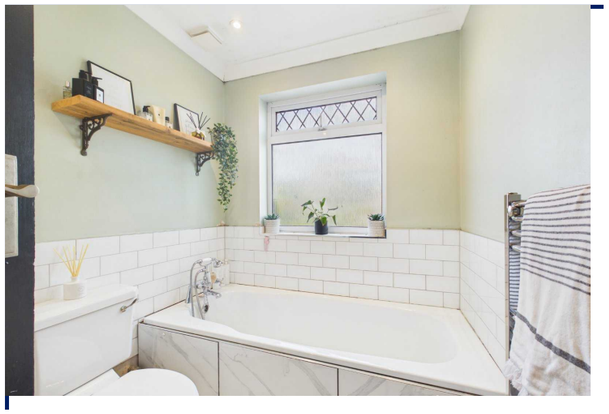














Sutherland Avenue, Welling, DA16

Guide Price: £625,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Sutherland Avenue, Welling, DA16

Guide Price: £625,000 Freehold

Council Tax Band: D
EPC Rating: TBC

Stunning 5-bedroom Extended End of terrace house in a sought-after location. Boasting a spacious living room, modern open plan kitchen/diner, and a rear garden The property also features a garage and driveway parking. Don't miss out on this fantastic opportunity to own your dream home! Guide Price From £625,000 to £650,000

Entrance Hall
Entrance door, stairs to first floor, parquet flooring, understairs cupboard.

Study Area
5'10" x 6'4" (1.78m x 1.93m)
Double glazed bay window to the front, parquet floor.

Shower Room
Tiled floor, heated towel rail, shower cubicle, WC, wash hand basin.

Lounge
10'7" x 18'8" (3.23m x 5.7m)
Double glazed bay window to the front, stained floorboards, radiator, feature fireplace.

Open Plan Kitchen/Diner
21'6" x 20'8" (6.55m x 6.3m)
Bi-folding doors to the garden, wood floor, three double glazed sky lights, range of wall and base units with matching work surfaces over, sink unit, integrated dishwasher, built in double oven and five ring hob with cooker hood above.

Utility Room
6'2" x 11'2" (1.88m x 3.4m)
Wall and base units, wood floor.

Bedroom One
9'10" x 13'7" (3m x 4.14m)
Double glazed bay window to the front, laminate floor, radiator.

Bedroom Two
9'11" x 3.62 (3.02m x 3.62)
Double glazed window to the rear, wood floor, radiator, triple built in wardrobes.

Bedroom Three
6' x 7'9" (1.83m x 2.36m)
Double glazed window to the front, laminate floor, radiator.

Bedroom Four
5'7" x 12'2" (1.7m x 3.7m)
Double glazed window to the front, fitted carpet, double radiator.

Bedroom Five
5'8" x 7'1" (1.73m x 2.16m)
Double glazed window to the rear, wood floor double radiator.

Bathroom
Double glazed window to the rear, WC, panelled bath, pedestal basin, heated towel rail, tiled floor, partly tiled walls.

Driveway
To the front for 2/3 cars.

Rear Garden
Patio, lawn, access to garage and outbuilding.

Garage
Detached to the rear - L-shaped, up and over door, workshop area.

Garden Room/Office
Double glazed French doors to the garden

AML
By law, we required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Landmark, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Landmark will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40+ VAT per person will apply for these checks, and Landmark will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk