



**ROBINSON
JACKSON**
LOCAL OFFICE
020 8303 5213
FOR SALE

Sutherland Avenue

Welling | Kent | DA16 2NH



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Welling, Kent, DA16 2NH

Asking Price £650,000 - £675,000

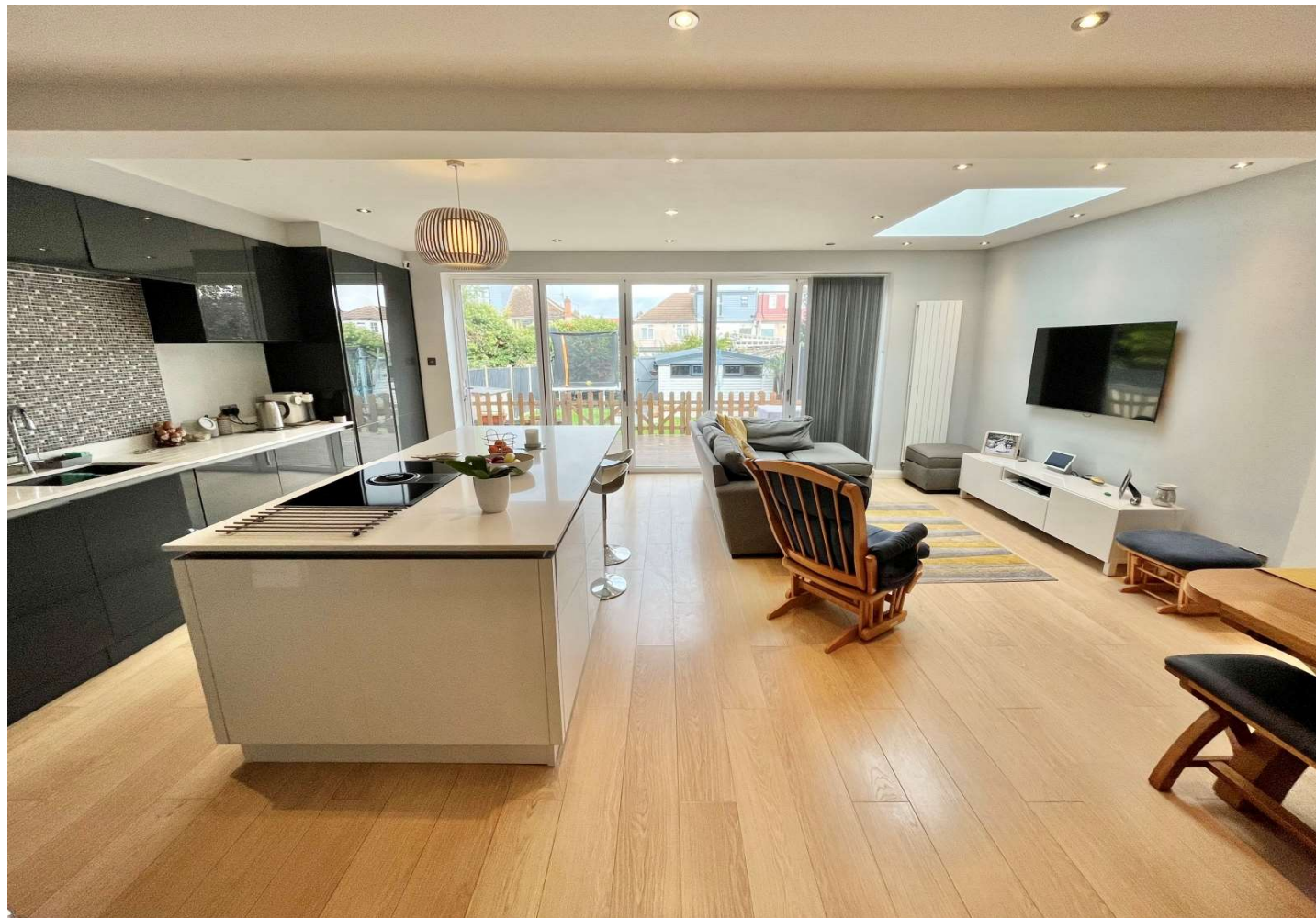
Freehold

Superbly situated in the vicinity of Falconwood Station, a plethora of shops, restaurants and bars can be found at 'The Green', in addition to being close proximity to highly regarded schools. What truly sets this property apart is its deceptively generous size, featuring a spacious 24' x 22' open plan living/dining kitchen with a substantial central island. A double-storey side and rear extension provide the ideal space for a growing family, with versatile accommodation throughout. The master bedroom comes complete with an en-suite, and there is also a study, as well as four double bedrooms. A unique family bathroom allows you to unwind in the bath while admiring the stars.

Furthermore, there's a converted garage which is soundproofed and currently serving as a music studio, making it a haven for budding musicians. To fully grasp the scale, quality and pristine condition of this property, a personal visit is an absolute necessity.

Property Features:

- Stunning Family Home
- Large Open Plan Living /Diner /Kitchen
- Four Double Bedrooms
- En-Suite to Master Bedroom
- Study, Utility & Ground Floor WC
- Garage / Soundproofed Studio / Music Room
- Off Road Parking
- Close to Station
- Council Tax: E
- EPC Rating: C



Accommodation

Entrance Hall 5.38m x 1.63m (17'8" x 5'4") Double glazed door to front, stairs to first floor, understairs storage cupboard, vertical radiator, laminate flooring.

Lounge 4.2m x 3.12m (13'9" x 10'3") Double glazed bay window to front, radiator, laminate flooring.

Study/Office 3.02m x 1.63m (9'11" x 5'4") Double glazed window to front, radiator, laminate flooring.

Ground Floor WC 1.57m x 0.91m (5'2" x 3') Inset spotlights, low level WC, vanity wash hand basin, extractor fan, part tiled walls, laminate flooring.

Utility Room 2.82m x 1.63m (9'3" x 5'4") Matching range of wall and base units incorporating cupboards with quartz worktops, butler sink with mixer tap, plumbed for washing machine, radiator, part tiled walls, laminate flooring.

Kitchen/Lounge/Dining Room 7.54m x 6.73m (24'9" x 22'1") Double glazed bi-folding doors to rear, remote sensor close sky light, inset spotlights, matching range of wall and base units incorporating cupboards, drawers and quartz worktops, inset 1 and 1/2 bowl sink unit with mixer tap, integrated oven and microwave, full height fridge and freezer, dishwasher, island with cupboards and integrated hob, two vertical radiators, radiator with cover, laminate flooring.

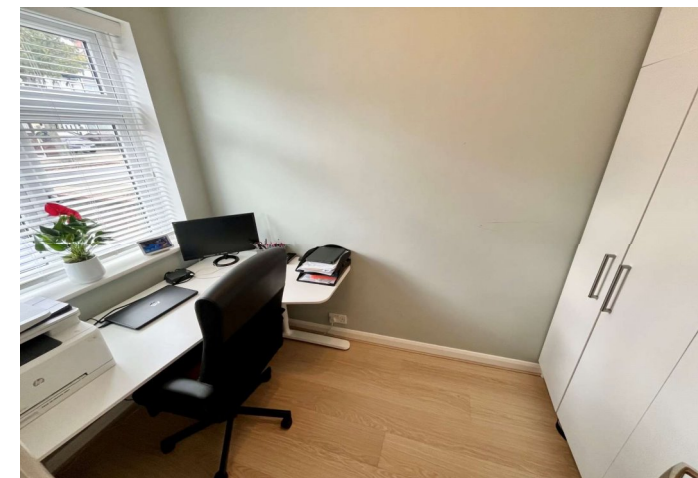
Landing 4.01m x 1.75m (13'2" x 5'9") Radiator, carpet, access to loft with ladder and light.

Bedroom One 4.27m x 3.25m (14' x 10'8") Double glazed window to rear, radiator, carpet.

En Suite Shower Room 2.54m x 1.12m (8'4" x 3'8") Enclosed shower cubicle, vanity wash hand basin with storage under, low level WC, chrome heated towel rail, part tiled walls, ceramic tiled flooring.

Bedroom Two 4.37m x 2.97m (14'4" x 9'9") Double glazed bay window to front, built in storage cupboard, radiator, carpet.

Bedroom Three 3.68m x 2.97m (12'1" x 9'9") Double glazed





window to rear, two built in wardrobes, radiator, carpet.

Bedroom Four 3.78m x 3.4m at widest (12'5" x 11'2" at widest) Two double glazed windows to front, radiator, carpet.

Family Bathroom 3.5m x 1.57m (11'6" x 5'2") Two double glazed velux window to side, panelled bath with shower over, vanity wash hand basin, low level WC, built in cupboard housing a boiler, chrome heated towel rail, part tiled walls, ceramic tiled flooring.

Exterior

Rear Garden Large decked patio area, laid to lawn, outside light and tap, outside power points, raised planters, pedestrian gate to rear.

Studio Area 3.76m x 2.74m (12'4" x 9') Double glazed door to side, two double glazed windows to garden, soundproofed, laminate flooring, door to garage area.

Garage Area 2.97m x 2.74m (9'9" x 9') Currently used for storage, not suitable for a car.

Front Paved for ample off street parking.





Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.



**FOR MORE INFORMATION
CONTACT US TODAY.**

Andy Greene - Branch Partner

020 8298 0500

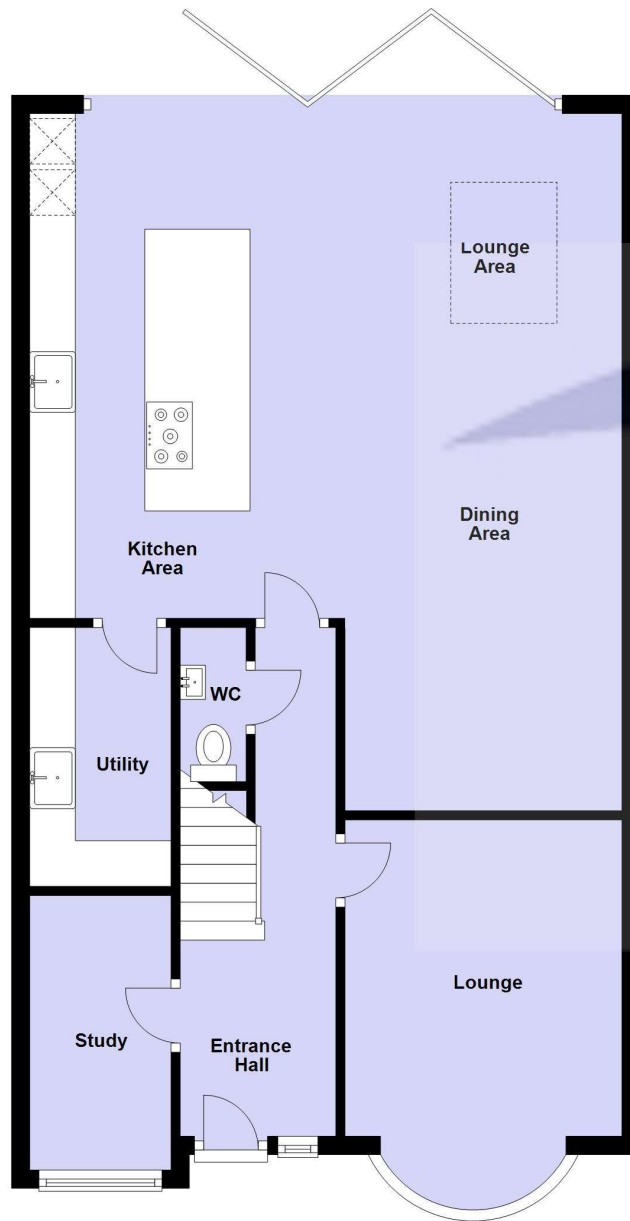
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ROBINSON-JACKSON

Ground Floor



First Floor

