

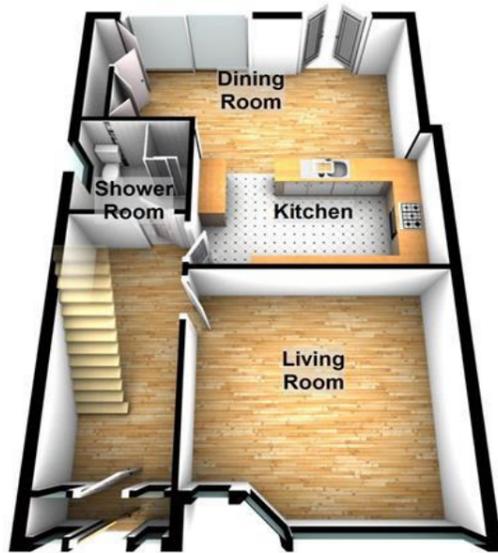
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Ground Floor



First Floor



For Illustrative Purposes Only
Not To Scale.
Plan produced using PlanUp.



Somerset Avenue, Welling, Kent, DA16 2LR

END OF TERRACE | FOUR BEDROOMS | KITCHEN OPENING ONTO SPACIOUS DINING AREA | LIVING ROOM

DOWNSTAIRS SHOWER ROOM | FAMILY BATHROOM | OFF ROAD PARKING | GARDEN

Offers In Excess Of: £450,000

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DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.
All measurements are approximate



Somerset Avenue, Welling, Kent, DA16 2LR

Hunters are pleased to offer, in our opinion, this stunning four bedroom end of terrace house. The property comprises of ground floor extension which offers a spacious kitchen, dining and sitting area with bi folding doors leading to garden, separate living room, downstairs shower room, four bedrooms, family bathroom. Benefits include gas central heating, double glazing, fitted storage cupboards, driveway for 2 cars. Viewings come highly recommended to truly appreciate this beautiful family home.

ENCLOSED ENTRANCE PORCH

ENTRANCE HALL

Hard wood door to front, solid wood floor, double radiator, door to ground floor shower room.

SHOWER ROOM

Frosted double glazed window to side, low level W.C, wash basin, shower cubicle, tiled floor.

LIVING ROOM

4.37m (14' 4") x 4.34m (14' 3")

Double glazed leaded light window to front, double radiator, ornate coving, gas fire with surround, carpet.

KITCHEN

4.04m (13' 3") x 2.77m (9' 1")

Range of wall and base units, granite work tops, built in Neff oven and hob, space for fridge/freezer, space for dishwasher, enamel sink with mixer taps, double radiator, open plan to dining area and seating area.

DINING AREA

5.92m (19' 5") x 2.82m (9' 3")

Double glazed bi folding doors to garden, wall to wall fitted cupboards storing gas central heating boiler and space for washing machine, beige porcelain floor tiles, further sitting area.

LANDING

Carpet, loft access, skylight window.

MASTER BEDROOM

3.63m (11' 11") x 3.51m (11' 6")

Double glazed leaded light window to front, double radiator, ornate coving, carpet, range of fitted wardrobes and bedroom furniture,

BEDROOM TWO

4.98m (16' 4") x 1.90m (6' 3")

Double glazed window to rear, single radiator, carpet.

BEDROOM THREE

2.77m (9' 1") x 2.59m (8' 6")

Double glazed window to rear, single radiator, carpet.

BEDROOM FOUR

2.62m (8' 7") x 2.01m (6' 7")

Double glazed window to rear, single radiator, oak floor.

FAMILY BATHROOM

Frosted double glazed window to rear, towel rail, bath with mixer taps, low level W.C, wash basin,

GARDEN

Approx 21.34m (70' 0")

Rear access, mainly laid to lawn, raised patio, outside light and power.

PARKING

Block paved driveway for 2 cars.



OPENING HOURS

Monday - Friday: 09:00 - 18:00

Saturday: 09:00 - 17:30

Sunday: 10:00 - 16:00

FREE MARKET APPRAISAL

If you are thinking of selling or letting your home, Hunters would be pleased to provide free, no obligation sales, letting and marketing advice. Even if your home is outside our area, we can arrange a Market Appraisal through our national network of branches.