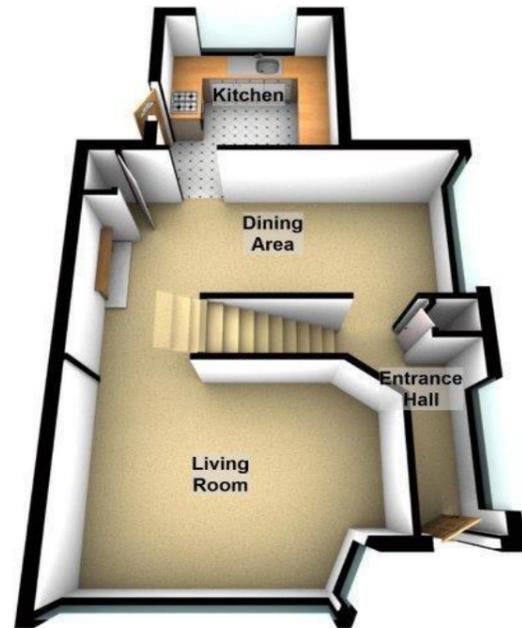


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(82-100) A	
(81-91) B		(61-81) B	
(69-80) C		(50-80) C	
(55-68) D		(39-50) D	
(39-54) E		(29-38) E	
(21-38) F		(17-28) F	
(1-20) G		(1-16) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
81	50	80	47
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

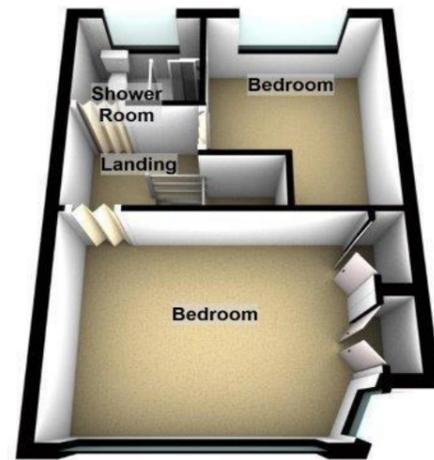
Energy Performance Certificate

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.



Fairwater Avenue, South Welling, Kent, DA16 2HY

Two Bedroom Semi-Detached Home | Open Plan Living | Approximately 100' Rear Garden | Potential to extend STPP | Close to local transport links | Viewing is highly recommended |

Asking Price: £335,000

Hunters 265 Westwood Lane, Blackfen, Sidcup, DA15 9PS | 0208 301 5511
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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



**Fairwater Avenue, South Welling,
Kent, DA16 2HY**

Hunters Blackfen are Delighted to Offer For Sale as Sole Agents this Two Bedroom Semi-Detached Home. The Property Comprises of a Spacious Lounge, Modern kitchen, Two Good Sized Bedrooms, Lovely Mature Garden Measuring approximately 100' and Off road Parking for Two Cars.

We strongly advise an internal viewing to fully appreciate this property.

ENTRANCE HALL

Carpet and double glazed window to side.

LIVING ROOM

3.66m (12' 0")9 x 3.23m (10' 7")

Double glazed window to side, carpet, coved ceiling, feature fireplace and radiator.

DINING ROOM

5.56m (18' 3") x 2.44m (8' 0")2

Carpet, double glazed window to side, radiator and coved ceiling.

KITCHEN

2.74m (9' 0") x 2.74m (9' 0")

Range of wall and base units, hob, oven, integrated fridge/freezer, part tiled wall, integrated washing machine, double glazed window to rear, sink with mixer tap, tiled floor.

LANDING

Loft access and carpet.

MASTER BEDROOM

3.58m (11' 9") x 3.40m (11' 2")

Double glazed bay window to front, fitted wardrobe and carpet.

BEDROOM TWO

3.45m (11' 4") x 2.24m (7' 4")

Carpet, double glazed window to rear and radiator.

BATHROOM

1.57m (5' 2") x 1.45m (4' 9")

Part tiled wall, laminate flooring, low level WC, shower cubicle, double glazed window to rear and housed basin with mixer tap.

GARDEN

30.48m (100' 0") Approximately
Lawn, patio, pond, greenhouse, light, tap, shed and side access.

OPENING HOURS

Monday - Thursday: 8:30 am - 6:30 pm

Friday: 8:30 am - 6 pm

Saturday: 9 am - 5 pm

Sunday: 10 am - 4 pm

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.

