

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>70</b>	<b>53</b>	<b>65</b>	<b>46</b>
England & Wales		England & Wales	
EU Directive 2002/91/EC		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.



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



## Sutherland Avenue, Welling, Kent, DA16 2NP

Three Bedroom Semi-Detached Bungalow | Well Presented Throughout | Off Road Parking For Several Vehicles | Front and Rear Gardens | Large Living Room 13'5 X 11'10 | Bright Double Glazed Conservatory To Rear | Double Glazing and Gas Central Heating | No Forward Chain

**Offers in excess of £390,000**

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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



**Sutherland Avenue, Welling, Kent,  
DA16 2NP**

**\*\*PLANNING PERMISSION GRANTED\*\*** Situated in the ever popular "South Welling" we are delighted to offer to the market this large three bedroom semi-detached bungalow with no forward chain. The spacious accommodation on offer comprises entrance hall, living room, modern fitted kitchen, conservatory, three good sized bedrooms and a family bathroom. Externally there are front and rear gardens and off road parking for several vehicles. You will be pleased to note the property benefits from gas central heating, double glazing and no forward chain. As the Vendors Sole Agents we would highly recommend an internal viewing.

**ENTRANCE HALL**

Double glazed front door. Radiator with cover. Storage cupboard housing meters. Laminate flooring.

**LIVING ROOM**

*4.09m (13' 5") x 3.61m (11' 10")*

Double glazed patio doors to conservatory. Gas fire. Double radiator. Coved ceiling. Laminate flooring.

**CONSERVATORY**

*3.18m (10' 5") x 2.59m (8' 6")*

Double glazed french doors to garden. Double radiator. Laminate flooring.

**KITCHEN**

*2.95m (9' 8") x 2.49m (8' 2")*

Double glazed window to rear. Double glazed door to garden. Range of wall and base units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Coved ceiling.

**BEDROOM ONE**

*3.96m (13' 0") x 3.02m (9' 11")*

Double glazed window to front. Radiator. Laminate flooring.

**BEDROOM TWO**

*3.35m (11' 0") x 2.84m (9' 4")*

Double glazed bay window to front. Radiator. Coved ceiling. Laminate flooring.

**BEDROOM THREE**

*2.84m (9' 4") x 2.13m (7' 0")*

Double glazed window to side. Radiator. Laminate flooring.

**BATHROOM**

*1.93m (6' 4") x 1.83m (6' 0")*

Frosted double glazed window to side. Panelled bath with mixer tap and shower attachment. Low level wc. Wash hand basin.

**GARDEN**

Rear garden with lawn, fencing and side access.

**PARKING**

Driveway to the front for 4 cars.

**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

**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

