



Guide Price From £675,000
Westwood Lane, Welling, Kent, DA16
2HL

Christopher
Russell
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Guide Price from £675,000 to £700,000.

A brand newly refurbished, four/five-bedroom, semi-detached house in South Welling.

This property is exceptionally well presented and NEWLY refurbished to a high specification.

Offering families an excellent school catchment being situated within walking distance of Danson Primary School, Bexley Grammar School, Hook Lane Primary and Harris Academy. The location also offers commuters close proximity to Welling Station (Less than 15 minutes walking distance) as well as numerous bus links to Woolwich, Plumstead, Orpington, Sidcup, Chislehurst, Falconwood, Eltham and Bexleyheath. There are also various conveniences and amenities nearby on Welling High Street (Less than 15 minutes walking distance). Danson Park is also a short walk away which is the most popular open space in the area.

Briefly comprising entrance hall, downstairs study room, open-plan kitchen and living space, modern shower room, low maintenance rear garden and off street parking for at least four vehicles. Upstairs there are three double bedrooms and a larger than average single bedroom, modern family bathroom and a main bedroom with a modern ensuite bathroom.

The property benefits from a newly fitted kitchen, new boiler, new radiators, new gas/central heating system, double glazing, newly laid flooring, newly fitted bathrooms with new plumbing system, new soffits, newly fitted guttering, completed rewired throughout, newly refurbished driveway and a brand new roof.

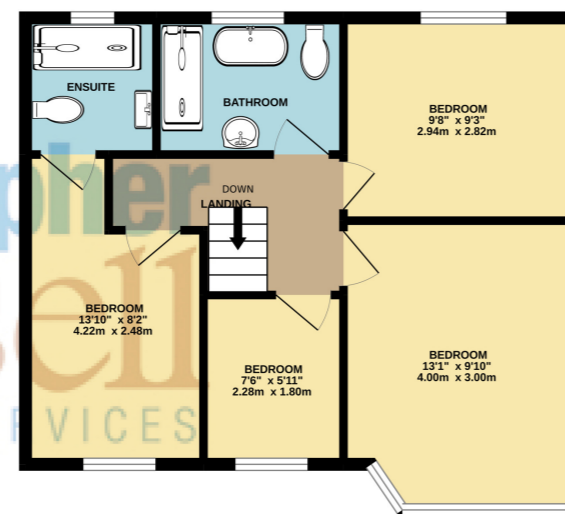
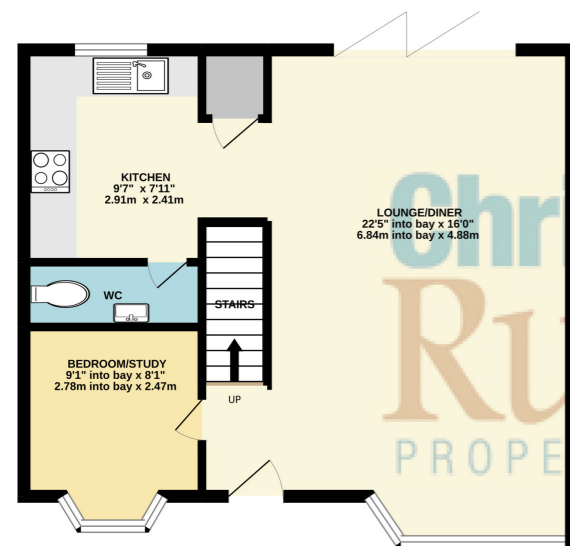
The Property is offered to the market with no onward chain.

Council Tax Band D.



GROUND FLOOR
530 sq.ft. (49.3 sq.m.) approx.

1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			