



Guide Price £600,000

Westwood Lane, Welling, Kent, DA16

2HG

**Christopher
Russell**
PROPERTY SERVICES



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Guide Price £600,000 to £625,000.

An extended four bedroom, two bathroom semi detached house in easy walking distance of Welling train station, High Street and close to several good schools including Danson Primary and Bexley Grammar.

Presented in very good decorative condition the property currently comprises to the ground floor, a substantial open plan lounge and dining room, leading to a large kitchen breakfast room and a cloakroom.

To the first floor are three bedrooms and the family shower room with stairs leading to the fourth bedroom which features an en suite shower room on the second floor.

Outside there is off street parking for several cars on the front driveway and a rear garden extending approximately 70ft.

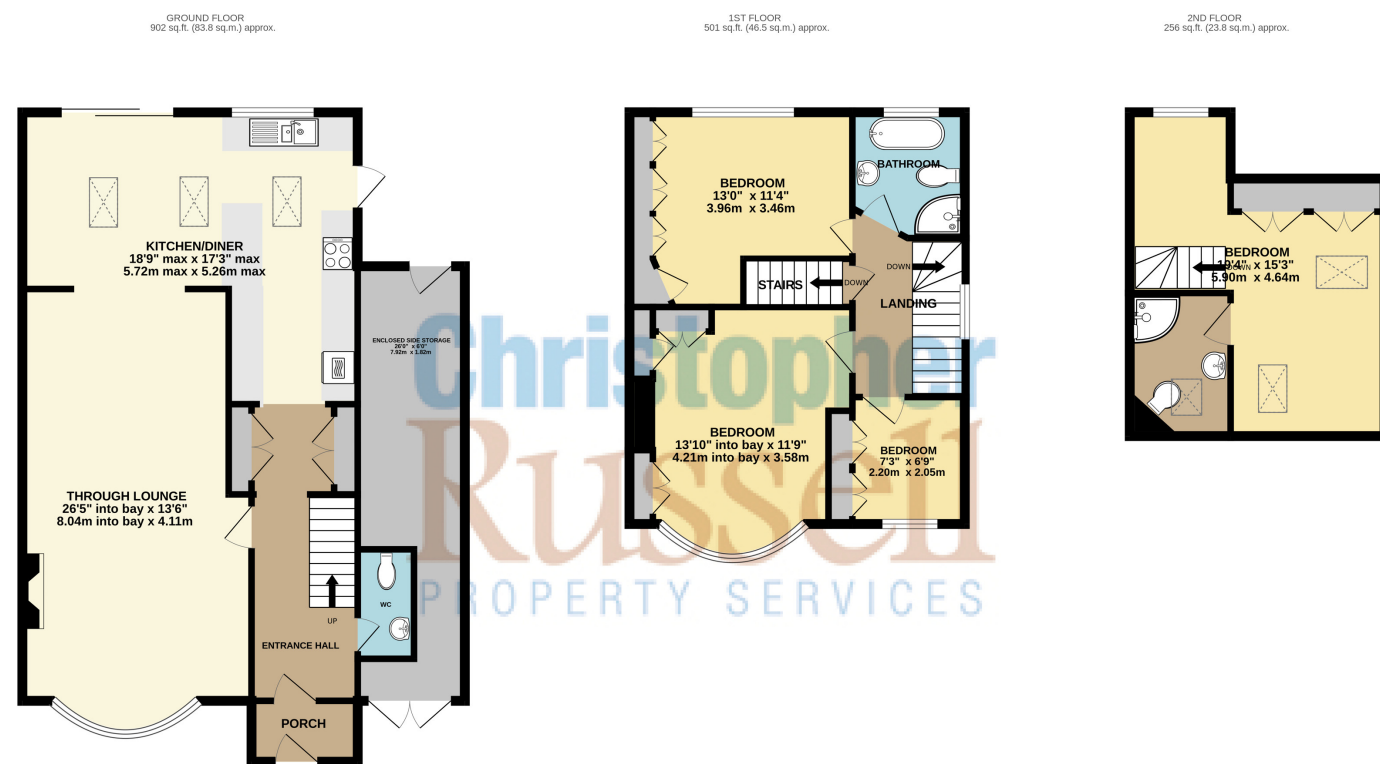
Planning permission has been granted for a substantial extension to provide the following additional accommodation:

To the ground floor a bedroom, shower room and utility room.

To the first floor a very large bedroom with en-suite shower room and extension to the small bedroom.

Full details are on the Bexley Council Planning website which is easy to use by searching planning applications and simply entering the address, 23 Westwood Lane.

Council Tax Band E.



TOTAL FLOOR AREA: 1659 sq.ft. (154.1 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	78
England, Scotland & Wales		EU Directive 2002/91/EC	