



£525,000

Westwood Lane, Welling, Kent, DA16
2HH

**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.

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UNEXPECTED REAVAILABLE.

Three bedroom semi detached chalet style house that offers enormous potential to extend into a substantially larger family home (STPP).

The property has been well maintained and is situated in a very convenient location for Bexley Grammar and Danson Primary and a very short walk to Welling Train Station and High Street.

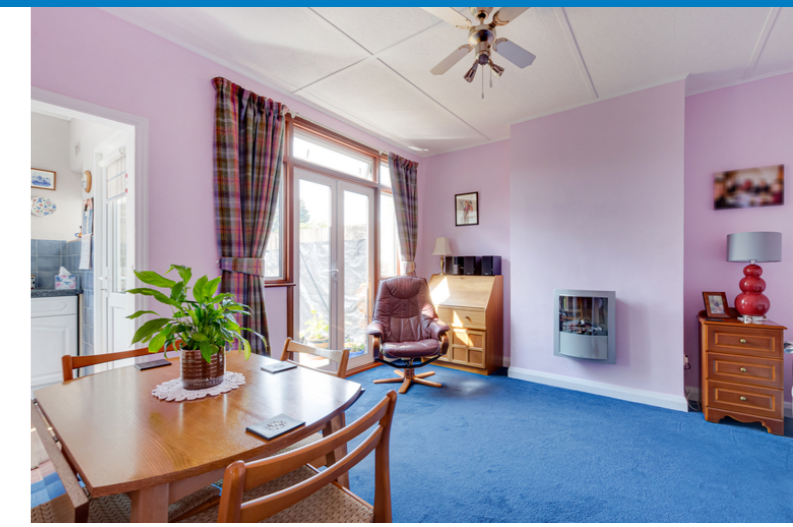
The accommodation comprises; entrance hall, lounge, dining room, bedroom three and bathroom on the ground floor. There are two double bedrooms on the first floor.

The property features gas central heating and double glazing.

There is a driveway to the front providing off street parking for several cars with side vehicular access to a large detached garage.

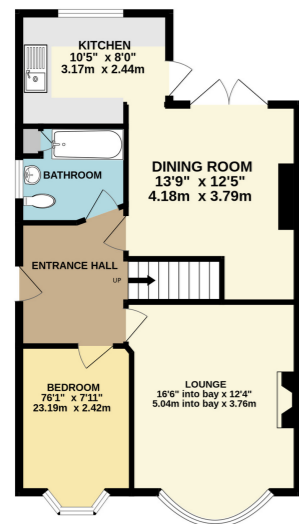
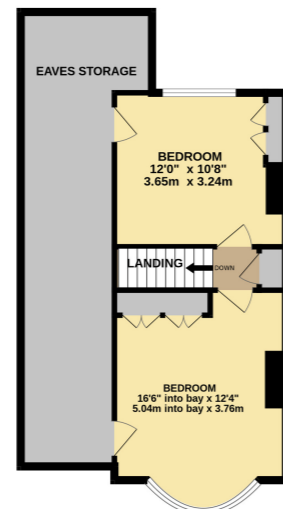
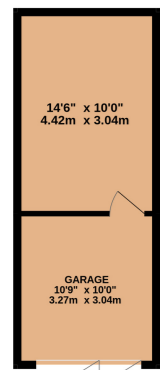
The south facing rear garden extends approximately 140ft and is mainly laid to lawn.

Council Tax Band E.



GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.

1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1469 sq.ft. (136.5 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 | | 77 |
| (55-68) | D | | |
| (39-54) | E | 53 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |