



**Offers in Excess of £550,000**  
**Westwood Lane, Welling, Kent, DA16**  
**2HG**

**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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**Christopher Russell Property Services**

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Extended three bedroom semi detached house presented in excellent decorative condition, which has been modernised and finished off by the current owners to a good standard.

Situated in an extremely popular location, this well presented family home is a short walk to Welling Train Station and High Street, Danson Primary, Harris Academy and Bexley Grammar Schools.

The ground floor accommodation comprises; entrance hall, lounge, dining room and modern fitted kitchen, separate utility room and cloakroom/WC with a shower/wet room off it.

Presented in excellent decorative condition, the property features gas central heating, double glazing, modern fitted and part integrated kitchen, ground floor wet room that also has a cloakroom /WC on the ground floor which is plumbed in for a shower room.

Outside there is off street parking on a good sized driveway and a rear garden extending approximately 70ft which has a patio, lawn and mature borders.

Council Tax Band E.



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TOTAL FLOOR AREA: 1221 sq.ft. (113.4 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		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	