



# VILLAGE ESTATES

• EST.1993 •



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**Pitched Roof Rear Extension**

**Three Bathrooms**

**0.4 Mile I Welling Mainline Stn**

**Bexley Grammar School**

**Driveway I Three Vehicles**

**Danson Park**



**37 Westwood Lane**  
Welling, DA16 2HG

**£650,000**



An excellent family home with a substantial amount of accommodation and conveniently located within easy reach of Welling mainline station, Hook Lane Primary and Bexley Grammar School. The current homeowners have been here for a number of years and have lovingly maintained the property which is evident upon viewing. Other features worthy of mentioning, parking for three cars, landscaped garden with summer house, study ideal for working from home and three bathrooms!

EPC RATING: C

COUNCIL TAX BAND: D

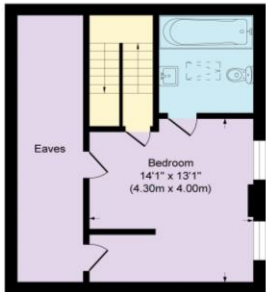
TENURE: Freehold

LEASE TERM: Not Applicable

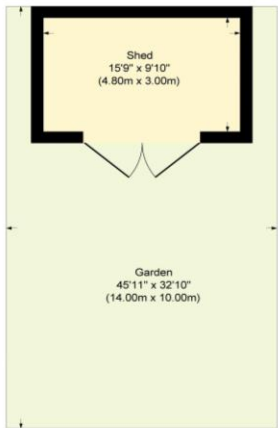


### Westwood Lane

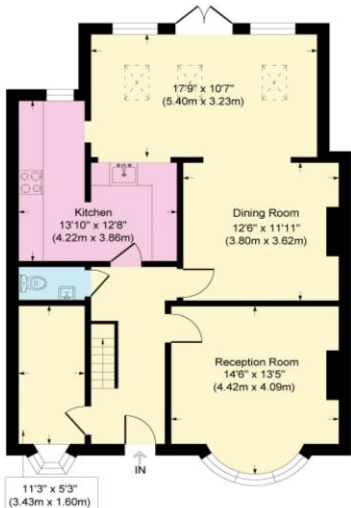
Approximate Gross Internal Area  
Ground Floor = 81.0 sq m / 873 sq ft  
First Floor = 59.2 sq m / 638 sq ft  
Second Floor = 28.1 sq m / 303 sq ft  
Shed = 14.4 sq m / 155 sq ft  
Total = 182.8 sq m / 1968 sq ft



Second Floor



Garden



Ground Floor



First Floor

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. Whilst every attempt has been made to ensure the accuracy of the floor plan 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. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. The accuracy of these details are not guaranteed and they do not form part of the contract.