



# VILLAGE ESTATES

• EST.1993 •



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**LARGE REAR GARDEN**

**GROUND FLOOR W.C.**

**OFF STREET  
PARKING/DRIVEWAY**

**DOUBLE GARAGE**

**CATCHMENT FOR GOOD  
SCHOOLS**

**CLOSE TO AMENITIES**



**14 Westbrooke Crescent**  
Welling, DA16 1PU

**Guide Price £500,000-  
£525,000**



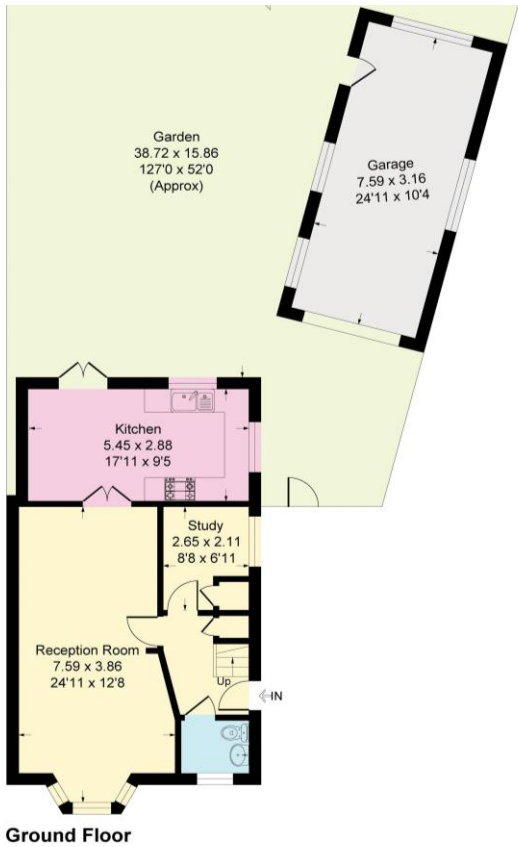
Nestled in a sought-after residential area of Welling, this spacious three-bedroom semi-detached home offers comfortable family living with the added benefit of a generously sized garden—perfect for entertaining, gardening, or future extension potential (STPP). Just a short walk from the picturesque Danson Park, local leisure centre, and within the catchment of highly regarded schools, this property is ideally positioned for families and commuters alike. Excellent transport links and nearby amenities add to the home's appeal.

EPC RATING: D

COUNCIL TAX BAND: D

TENURE: Freehold

LEASE TERM: Not Applicable



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.