

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(82-100) A	
(81-91) B		(61-81) B	
(69-80) C		(50-60) C	
(55-68) D	62	(39-49) D	57
(39-54) E	65	(29-38) E	58
(21-38) F		(11-28) F	
(1-20) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Ground Floor



First Floor



For Illustrative Purposes Only
Not To Scale.
Plan produced using PlanUp.



Westwood Lane, Welling, Kent, DA16 2HP

Three Bedrooms | Three Reception Rooms | Ground Floor Shower Room | Family Bathroom
Rear Garden | Close to Local Transport Links, Schools and Local Amenities | Double Glazing Through Out | Gas Central Heating

Asking Price: £350,000

Hunters 265 Westwood Lane, Blackfen, Sidcup, DA15 9PS | 0208 301 5511
blackfen@hunters.com | www.hunters.com

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DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.
All measurements are approximate



Westwood Lane, Welling, Kent, DA162HP

OPEN DAY SATURDAY 23RD FEBRUARY STRICTLY BY APPOINTMENT ONLY. This well presented semi detached property is situated within easy access to all local amenities. The property comprises on the ground floor three reception rooms, kitchen and shower room. To the first floor there are three bedrooms and a family bathroom. The property benefits from off road parking, double glazing and central heating, garage, garden, chain free.

We highly recommend an internal viewing of this property.

Call Hunters today to book your viewing - 020 8301 5511

ENTRANCE HALL

Radiator, laminate flooring, double glazed door to front, coved ceiling.

LIVING ROOM

3.07m (10' 1") x 3.51m (11' 6")

Double glazed bay window to front, laminate flooring, radiator.

2ND RECEPTION ROOM

3.23m (10' 7") x 3.23m (10' 7")

Coved Ceiling, laminate flooring, radiator.

DINING ROOM

4.83m (15' 10") x 3.15m (10' 4")

Radiators x 2, Laminate flooring, Velux window, double glazed window to rear, double glazed patio doors to rear.

KITCHEN

1.98m (6' 6") x 3.58m (11' 9")

Range of wall and base units, Laminate flooring, stainless single sink unit, space for fridge/freezer, hob, oven, integrated dishwasher, integrated washing machine, part tiled walls.

SHOWER ROOM

1.88m (6' 2") x 1.27m (4' 2")

Part tiled walls, tiled flooring, low level WC, frosted double glazed window to side, hand basin, shower cubicle, heated towel rail.

LANDING

Laminate flooring, double glazed frosted window to side, coved ceiling, loft access.

BEDROOM 1

3.07m (10' 1") x 2.31m (7' 7")

Double glazed bay window to front, radiator, laminate flooring, coved ceiling, fitted wardrobes.

BEDROOM 2

3.25m (10' 8") x 2.87m (9' 5")

Laminate flooring, coved ceiling, double glazed window to rear, radiator, fitted wardrobes.

BEDROOM 3

2.59m (8' 6") x 2.16m (7' 1")

Double glazed window to front, coved ceiling, laminate flooring, fitted wardrobes.

BATHROOM FIRST FLOOR

1.68m (5' 6") x 1.63m (5' 4")

Low level WC, bath with shower, part tiled walls, tiled floor, hand basin, towel rail, frosted double glazed window to rear.

REAR GARDEN

Lawn, decking, shed, outside light, side access, flower beds, outside tap.

GARAGE

At rear of property.

OPENING HOURS

Monday - Friday: 09:00 - 18:00

Saturday: 09:00 - 17:30

Sunday: 10:00 - 16:00

