

Westwood Lane | South Welling, Kent, DA16 2HW















## Westwood Lane, South Welling

Offered to the market CHAIN FREE is this THREE BEDROOM SEMI-DETACHED home which is in need of modernisation. Convenient for local schools, shops and Welling mainline station.

# **Property Features**

- · Council Tax: E
- EPC Rating: E
- 15FT LOUNGE
- 14FT DINING ROOM
- GROUND FLOOR SHOWER ROOM
- CHAIN FREE
- POTENTIAL TO EXTEND FURTHER (STPP)
- OFF STREET PARKING
- GARDEN









#### **Interior**

Porch: Wooden door to front and vinyl flooring.

**Entrance Hall:** Double glazed door to front and carpet as fitted.

**Lounge:** 4.57m x 4.37m (15' x 14'4") Double glazed bay window to front and carpet as fitted.

**Dining Room:** 4.4m x 3.35m (14'5" x 11') Double glazed window to rear and carpet as fitted.

**Kitchen:** 3.84m x 2.77m (12'7" x 9'1") Fitted with a range of wall and base units with contrasting work surfaces. Tiled walls, vinyl flooring, double glazed windows to rear and double glazed door to side.

**Ground Floor Shower Room:** Fitted with a three piece suite comprising of wall mounted wash hand, low level wc and separate walk in shower cubicle. Heated towel rail, tiled walls and tiled flooring.

Landing: Carpet as fitted and loft access.

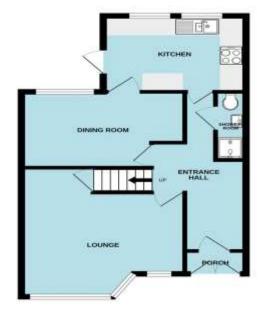
**Bedroom 1:** 3.58m x 3.48m (11'9" x 11'5") Double glazed windows to front, built in wardrobe and carpet as fitted.

**Bedroom 2:** 3.68m x 2.82m (12'1" x 9'3") Double glazed window to front, built in wardrobe and carpet as fitted.

**Bedroom 3:** 2.8m x 2.57m (9'2" x 8'5") Double glazed window to rear and carpet as fitted.

**Bathroom:** Fitted with a three piece suite comprising of pedestal wash hand basin, low level wc and panelled bath with shower over. Tiled walls, vinyl flooring and double glazed window to rear.

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## **Property Location**

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## **Exterior**

**Garden:** Mainly laid to lawn with patio area and mature edge shrub borders.

Garage: Detached garage to rear.

Parking: Driveway providing off street parking and part laid lawn to front.

### **Additional Information**

Please note that any potential to extend is subject to obtaining the relevant planning consent from the local authority.

Please note that rear access is subject to legal verification.



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