



Offers in Excess of £850,000
Queenswood Road, Sidcup, Kent, DA15
8QR

Christopher Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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Rare opportunity to purchase this double fronted detached four double bedroom property in very good condition on a generous plot with planning permission for a five meter ground floor rear extension.

The property lends itself brilliantly to extend and open up the kitchen/diner to create the open plan family room in what is a very generously sized garden extending approximately 100 ft and 40 ft wide. Planning permission is granted.

The ground floor accommodation comprises; entrance hall, two reception rooms, kitchen/diner, spacious utility and WC. On the first floor there are three double bedrooms, one featuring an en suite and a family bathroom with separate bath and walk in shower. The top floor is a bright and airy master bedroom with several sky lights, bathroom and dressing room.

Other benefits include double glazing and gas central heating. The property is in very good condition throughout however the kitchen does require modernisation.

There is off street parking for multiple cars to the front and there is a detached garage in the rear garden.

Location is excellent for Bexley Grammar School, Blackfen Girls and Days Lane Primary. The Oval is a short walk away with an array of restaurants, shops and cafes.

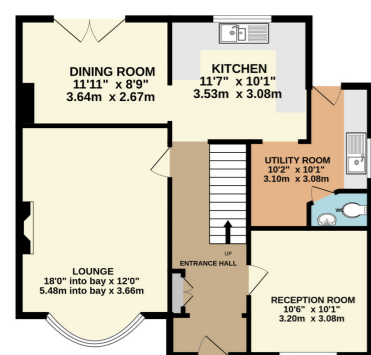
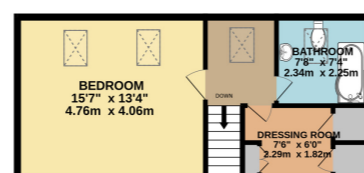
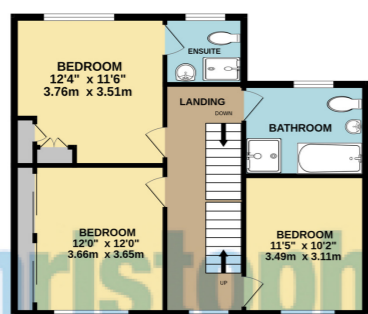
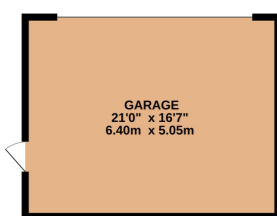
Council Tax Band E.



GROUND FLOOR
1100 sq.ft. (102.2 sq.m.) approx.

1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.

2ND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



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TOTAL FLOOR AREA : 2153 sq.ft. (200.0 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		
(69-80)	C		
(55-68)	D	60	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	