



Guide Price £390,000

Maple Crescent, Sidcup, Kent, DA15

9LT

**Christopher
Russell**
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

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Guide Price From £390,000 to £410,000.

A beautifully presented extended two bedroom round bay fronted terrace house offered as end of chain, conveniently located for transport and shopping facilities.

Modernised and redecorated to a good standard, the property comprises, entrance hall, through lounge and kitchen/diner on the ground floor with two bedrooms and a family bathroom on the first floor.

Features include gas central heating, double glazing, modern fitted kitchen, modern bathroom suite with a shower over bath, window shutters installed to the front of the property, off street parking on the front driveway and a rear garden extending over 100ft.

Situated just over one mile to Sidcup and Welling train stations make the property an ideal first time purchase or a buy to let investment.

Council Tax Band D.



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TOTAL FLOOR AREA : 683 sq.ft. (63.5 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		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			