



Guide Price £610,000
Cherrydown Road, Sidcup, Kent, DA14
4PF

Christopher Russell
 PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £610,000 to £625,000.

Deceptively spacious extended four double bedroom semi detached chalet bungalow, situated in a sought after location very convenient for Albany Park train station and the local shopping facilities and local bus routes servicing Sidcup High Street.

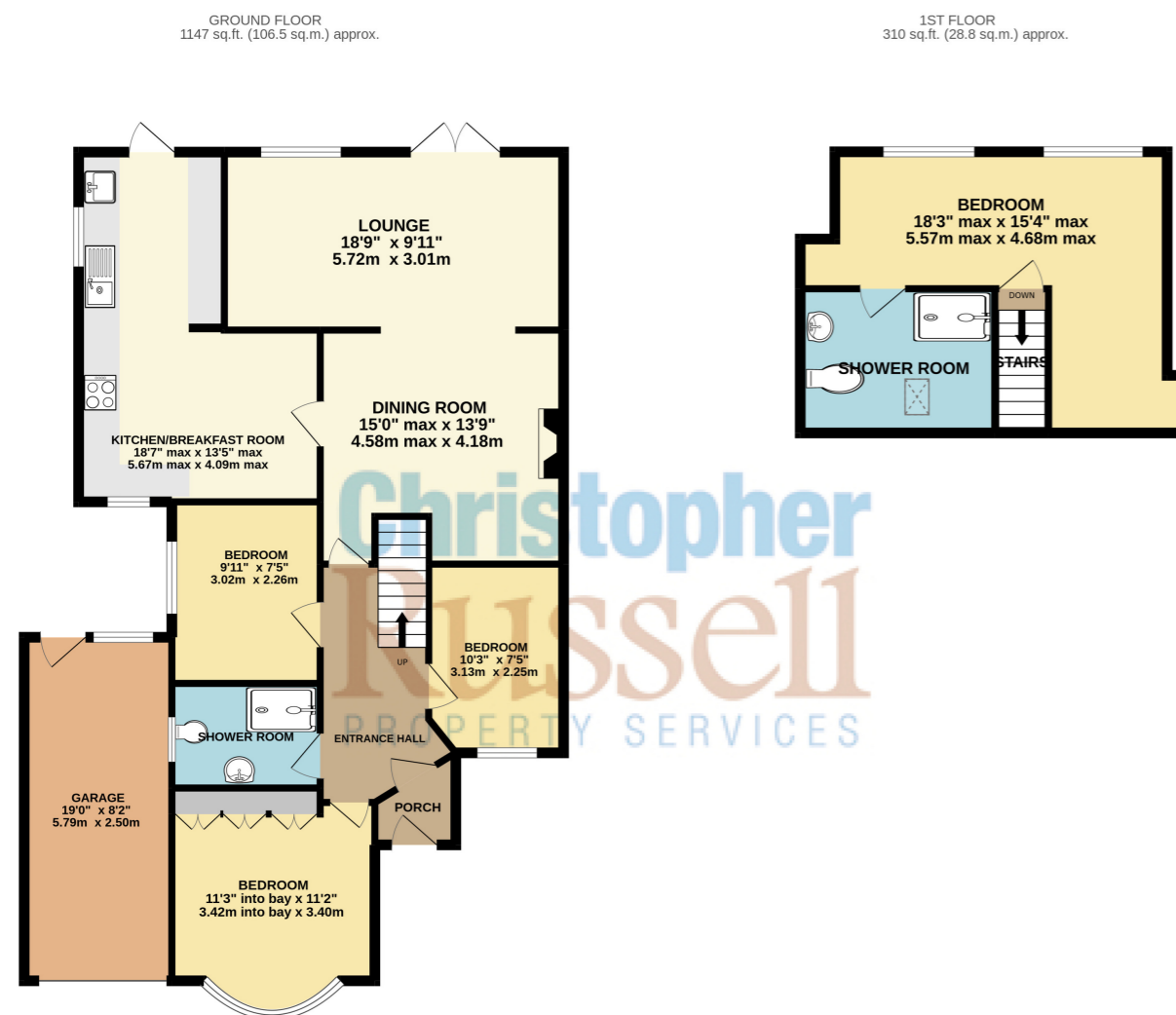
Presented in good decorative condition the accommodation comprises; main bedroom with en suite shower room on the first floor. The ground floor comprises three bedrooms, shower room, lounge, dining room and an 'L' shaped Kitchen/breakfast room.

The property features gas central heating, double glazing, modern fitted kitchen, shower room and en suite.

There is off street parking on the front driveway for two cars.

The rear garden is level and has been very well maintained. It features a variety of established shrubs and plants.

Council Tax Band D.



TOTAL FLOOR AREA: 1457 sq.ft. (135.4 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	