



**Offers Over £525,000**  
**Blackfen Road, Sidcup, Kent, DA15 8QD**

**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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**Christopher Russell Property Services**

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Three bedroom semi detached house set back from the road offering great potential to extend to the side and create a significantly larger family home.

The property is ideally located with Falconwood and New Eltham Train Stations nearby, a local bus route servicing Eltham and North Greenwich Tube station, several excellent primary and secondary schools and and a short walk to local shopping facilities.

The accommodation on the ground floor comprises; entrance hall, lounge, dining room, spacious kitchen leading through to a large conservatory. The first floor comprises three bedrooms and a family bathroom.

The property features gas central heating, double glazing, fitted wardrobes to two bedrooms and a fitted kitchen.

Outside the property is set back from the road and can provide off street parking for several cars. The rear garden extends approximately 90ft and is part paved and part lawn. There is an attached garage/work store on the side.

Council Tax Band E.



GROUND FLOOR  
932 sq.ft. (86.6 sq.m.) approx.

1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1384 sq.ft. (128.5 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 is given 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+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	55	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	