



£500,000

Haddon Grove, Sidcup, Kent, DA15 8NA

**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 end of terrace in need of modernisation and redecoration.

Situated in a very popular location a short walk to several excellent primary schools, The Oval shopping and transport facilities serving Sidcup train station. Chislehurst and Sidcup Grammar school and Bexley Grammar are both within easy reach of the property.

The accommodation comprises entrance hall, lounge, kitchen, shower room, utility room, three bedrooms and family bathroom.

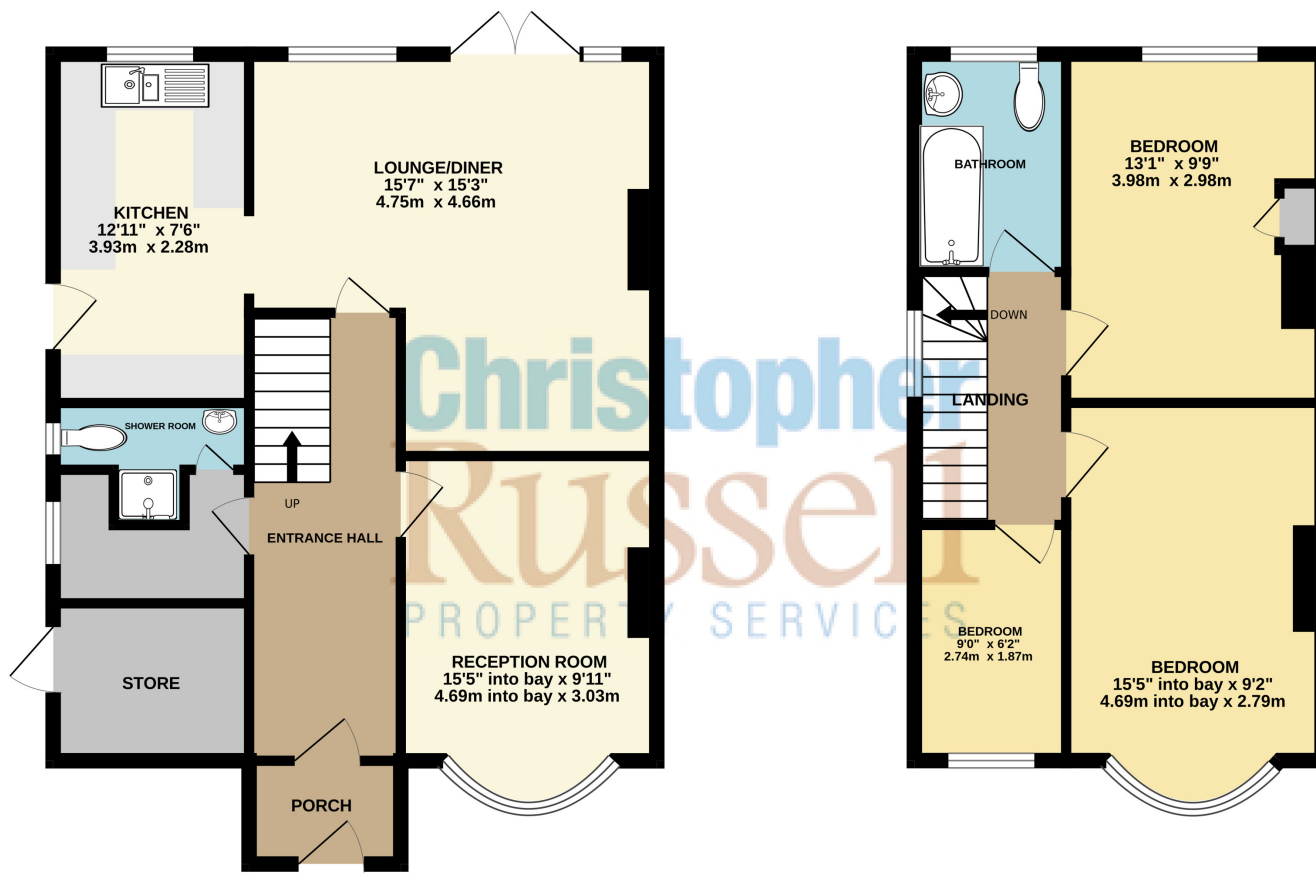
There is a south facing garden and patio to the rear and side of the property and off street parking for one car at the front.

Council Tax Band D.



GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.

1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			