



Guide Price £775,000
Faraday Avenue, Sidcup, Kent, DA14 4JB

Christopher Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £775,000 to £800,000.

A fully extended and modernised five/six bedroom semi detached chalet style house, presented in excellent decorative condition situated in an excellent location under half a mile to Sidcup station and a short walk to Birkbeck Primary and Chislehurst and Sidcup Grammar Schools.

This impressive family home has been thoughtfully extended and offers versatile accommodation on the ground and first floors to comprise; entrance hall, lounge, family room opening onto the dining room that is open planned to the kitchen that leads through to the garage that has been partly converted to feature a large utility space. In addition there is a bathroom and bedroom 6 which could be used as an office from home off the entrance hall. On the first floor there are five bedrooms and a shower room.

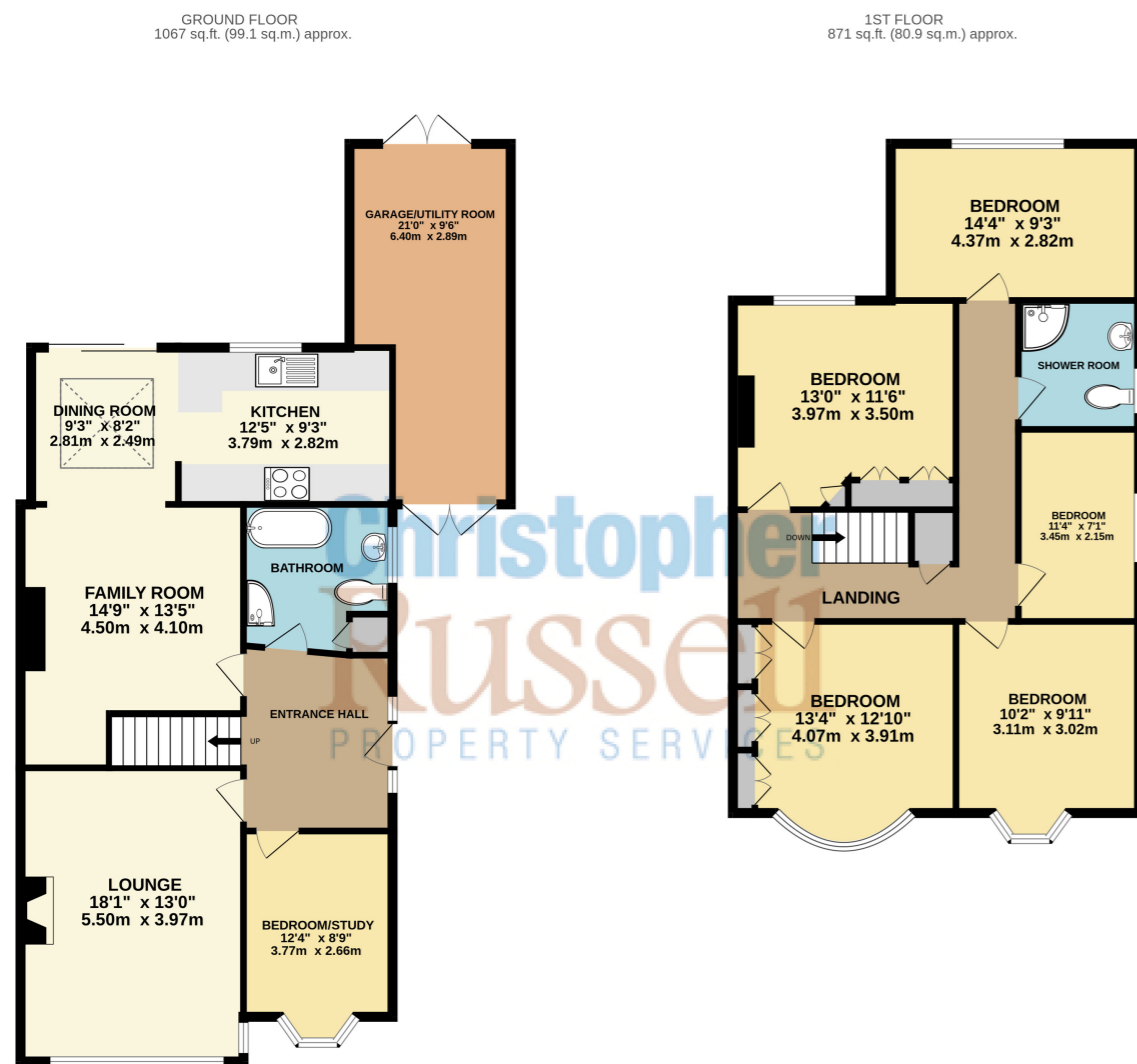
The property has been modernised and finished to a good standard and features gas central heating with a pressurised water system installed, modern part integrated fitted kitchen complimented with granite worksurfaces a water softener, boiling water tap and dishwasher, modern bathroom suite with roll top claw and ball bath and a separate shower enclosure, modern shower room, fitted wardrobes to two bedrooms and window shutters installed to the rooms on the ground and first floor that are at the front of the house.

Outside there is ample off street parking on a shaped block paved driveway with patterned edge. There is an electric car charger that could be included subject to the final sale price of the property.

The rear garden extends approximately 100ft that features a large Indian Sandstone paved patio, lawn and shaped flower borders. There is a garden shed and greenhouse.

The Hot Tub is not included in the sale however is negotiable.

Council Tax Band F.



TOTAL FLOOR AREA : 1938 sq.ft. (180.0 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		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			