



£675,000

Abbey Hill Road, Sidcup, Kent, DA15  
9AX

**Christopher  
Russell**  
PROPERTY SERVICES



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Spacious five-bedroom semi-detached chalet-style home offering a rare opportunity to purchase a well-loved family property with incredible potential.

Just a short walk from Sidcup train station and the highly regarded Chislehurst and Sidcup Grammar School, this home combines generous living space with convenience and outstanding local amenities.

Lovingly maintained by the same family for over six decades, the property comes with a valid electrical safety certificate and a current annual Gas Safe check, ensuring a solid foundation for future improvement.

While the property would benefit from modernisation and redecoration, it provides the perfect canvas for buyers to create their ideal home over time.

Accommodation comprises on the ground floor; entrance hall, lounge, dining room, fitted kitchen, sun room / utility space, bathroom and a versatile bedroom 5/study.

The first floor comprises; four bedrooms and a family shower room.

This is a great opportunity to secure a substantial family home in an exceptional location with plenty of space and scope to update. The this property is ideal for growing families or anyone looking to invest in a long-term home.

Outside is a driveway providing off street parking, access to a detached garage with power and a south facing rear garden extending approximately 100ft.

Offered as end of chain.



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		56	84	
(92+)				A
(81-91)				B
(69-80)				C
(55-68)				D
(39-54)				E
(21-38)				F
(1-20)		G		
Not energy efficient - higher running costs				
England, Scotland & Wales		EU Directive 2002/91/EC		