



Guide Price £340,000

**East Rochester Way, Sidcup, Kent,
DA15 8TG**

**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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Guide Price £340,000 to £360,000.

An extended three bedroom semi-detached house in need of modernisation, located a short distance from Falconwood train station and in walking distance of Harris Academy and Bishop Ridley Primary School.

Accommodation comprises to the ground floor, porch, entrance hall, lounge, extended dining room and extended kitchen.

To the first floor are two double bedrooms, a single bedroom and bathroom.

To the front, the garden is laid to lawn with flower beds and there is side access to the rear of the property.

The rear garden is south facing and has a lawn and flower beds. There is a double garage with good access from Chester Road.

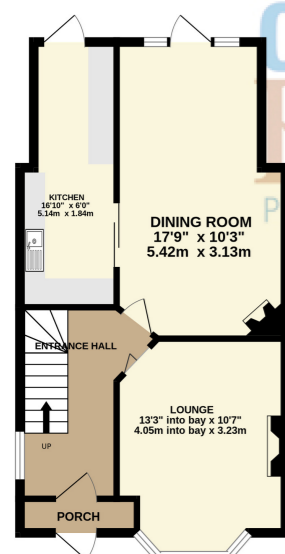
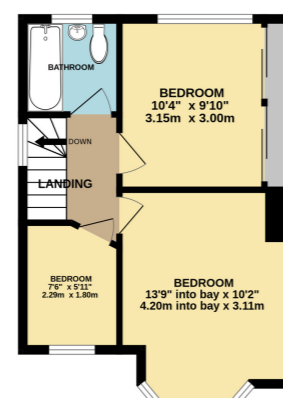
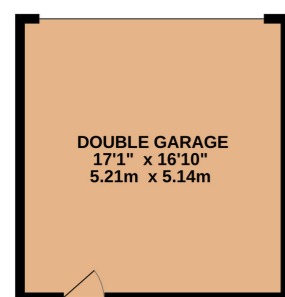
Please note that the rear extension is of single skin brickwork which does not comply with current building regulations. Potential buyers are advised to check with their mortgage provider that this is acceptable for mortgage purposes before viewing the property. This is reflected in the low asking price.

Council Tax Band D.



GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.

1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1108 sq.ft. (102.9 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		
(69-80)	C		77
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			