



£950,000
Halfway Street, Sidcup, Kent, DA15 8DE

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.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Detached four bedroom house on a good sized plot offering a significant amount of potential in need of modernisation.

This family home is situated in a great location ideal for Sidcup and New Eltham train stations, excellent Primary, Secondary and Grammar Schools all within a short walk.

With an in and out driveway, the property features extended accommodation and comprises; entrance hall, open planned through lounge/diner, family room, kitchen/breakfast room and shower room on the ground floor with four bedrooms and a family bathroom on the first floor.

There is huge potential to extend to the side, rear and into the loft space.

To the side of the property which is accessed via electric gates leads to a large garage with a remote control up and over eclectic door.

The front driveway that provides ample off street parking is accessed from an in and out driveway.

The level rear garden which extends over 100ft has a large patio, lawn and a BBQ area.

Council Tax Band F.

Agents Note: Material Information is available online as brochure 2 below.

Agents Note: Probate Applied For.



Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A		60	76
(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	