



Guide Price £450,000

**Foots Cray Lane, Sidcup, Kent, DA14
4NP**

**Christopher
Russell**
PROPERTY SERVICES



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Guide Price £450,000 to £475,000.

A larger-than-average three-bedroom semi-detached house offered with no onward chain, ideally located within walking distance of Sidcup and Albany Park train stations.

The accommodation comprises an enclosed entrance porch, hallway, lounge, dining room, and kitchen on the ground floor, with three bedrooms and a family bathroom on the first floor.

The property offers excellent potential and would be ideally suited to first-time buyers or buy-to-let investors.

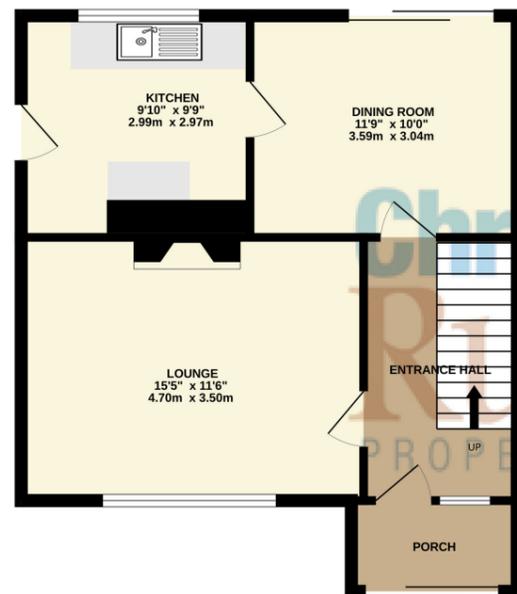
Outside there is a driveway to the front providing off-street parking, along with a rear garden extending approximately 80ft.

Council Tax Band D.



GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.

1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



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TOTAL FLOOR AREA : 984 sq.ft. (91.5 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 | | |
| (55-68) | D | 66 | 81 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |