



Guide Price £650,000
Raeburn Road, Sidcup, Kent,

**Christopher
Russell**
PROPERTY SERVICES



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

Guide Price £650,000 to £675,000.

Larger than average extended three/four double bedroom semi-detached family home in a sought-after location.

Situated in a highly desirable area, this spacious and well-presented extended three/four double bedroom semi-detached house is ideally located for excellent local schools including Days Lane Primary, Our Lady of the Rosary Primary, Bexley Grammar and Leigh Academy Bexley.

Beautifully maintained and presented in very good condition throughout, this property offers flexible and generous living space perfect for modern family living.

Accommodation comprises: Entrance hall, cloakroom/WC , spacious through lounge, separate reception room (which could be used as a fourth bedroom or home office) open-plan kitchen/diner with modern fitted units and from the hallway is access to the integrated garage offering potential for conversion to additional living space (STPP).

First floor: Three double bedrooms, en suite shower room to the main bedroom, large and modern family bathroom.

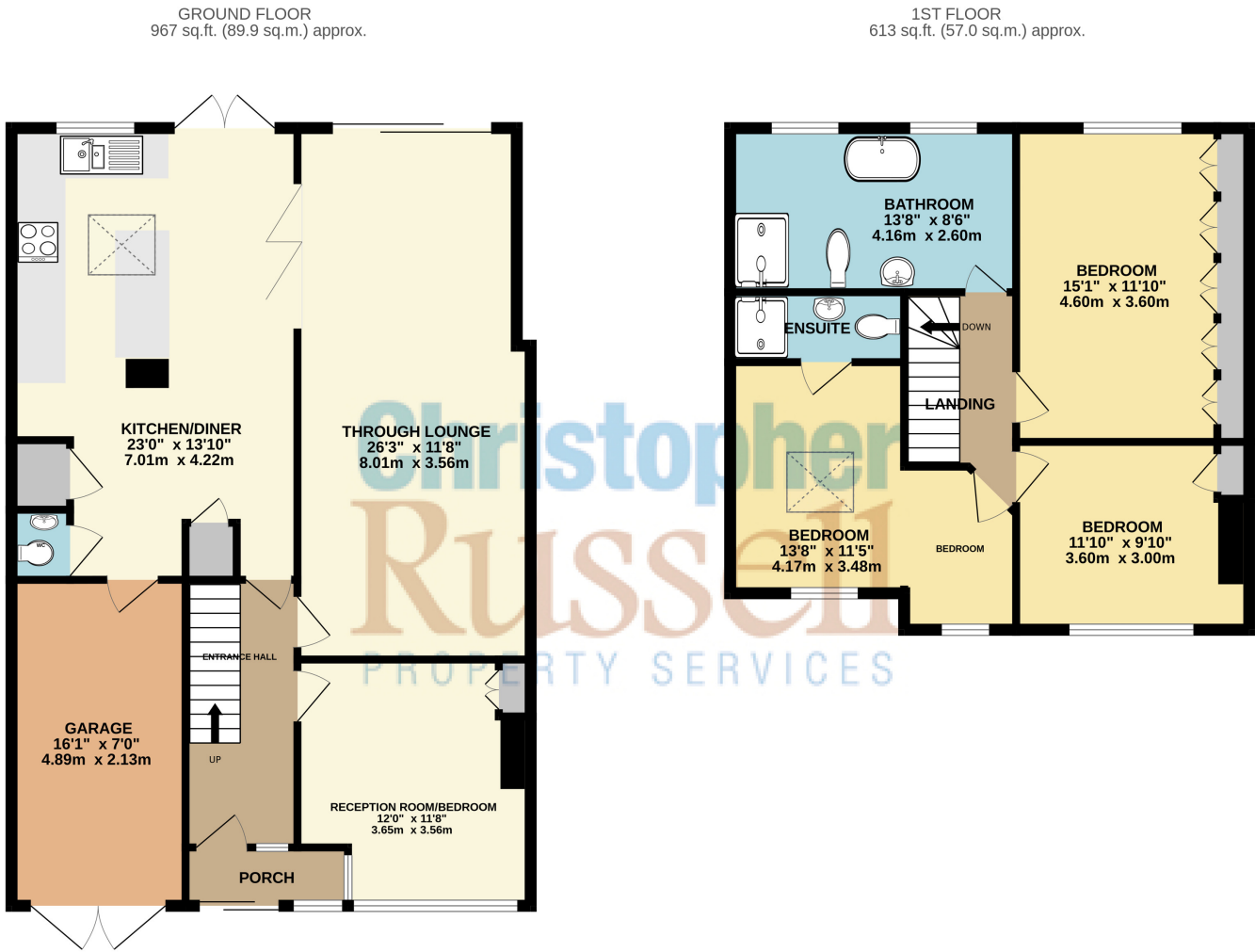
Additional features include gas central heating, double glazed windows and doors and a modern kitchen, en suite and bathroom.

To the rear, you'll find a beautifully maintained garden extending approximately 100ft, mainly laid to lawn with a wide variety of established shrubs and planting, offering a peaceful and private outdoor space.

To the front, a generous driveway provides off-street parking for up to three vehicles.

The sellers have also advised that the property may be offered chain-free.

Council Tax Band D.



TOTAL FLOOR AREA: 1581 sq.ft. (146.8 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	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		