



£1,195,000

Denberry Drive, Sidcup, Kent, DA14
4LB

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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Christopher Russell Property Services

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Five bedroom detached double fronted house positioned at the end of a sought after cul de sac set back from the road on a good sized plot.

Located 0.6 miles from Sidcup train station and a short walk to Birkbeck Primary School and Chislehurst and Sidcup Grammar School.

This well presented family home has been extended to the side and rear elevations. The accommodation provides versatile living and comprises; entrance hall, lounge, dining room, third reception room, kitchen, utility room and cloakroom on the ground floor with five double bedrooms, en suite shower room and separate bathroom on the first floor.

Presented in very good decorative condition the property has been modernised and maintained to a good standard the property features a modern fitted part integrated fitted kitchen, modern bathroom and en suite.

Outside there is an attractive secluded fenced rear garden extends approximately 82ft x 44ft and features a good sized patio, lawn and a good variety of established plants and shrubs.

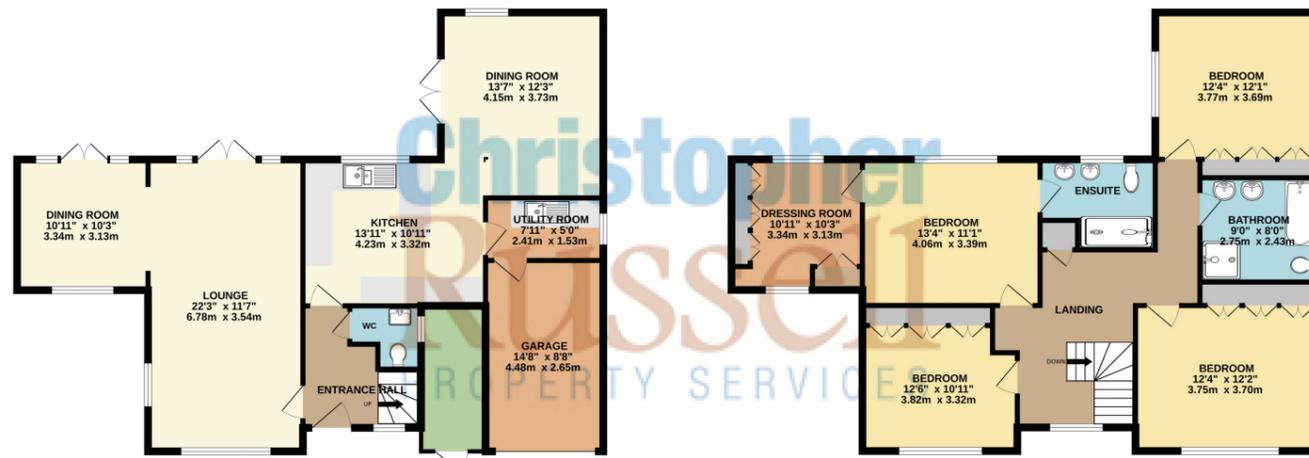
To the front is a good sized driveway to provide off street parking for several cars and there is a garage with light and power and access to the utility room.

Council Tax Band E.



GROUND FLOOR
949 sq.ft. (88.1 sq.m.) approx.

1ST FLOOR
1004 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA: 1952 sq.ft. (181.4 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		81
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			