



£400,000
East Rochester Way, Sidcup, Kent,

**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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Well presented, six pane round bay fronted, three bedroom semi-detached house situated within walking distance of Falconwood train station and a number of good primary and secondary schools including Bishop Ridley and Danson primary schools and Bexley Grammar and Harris Academy secondary schools.

Offering fantastic potential to extend, the property comprises to the ground floor entrance hall, open plan lounge/dining room with bi-fold doors leading to the garden, and a modern fitted kitchen.

Upstairs, there are two double bedrooms, a single bedroom and a bathroom. The property features gas central heating and is double glazed throughout.

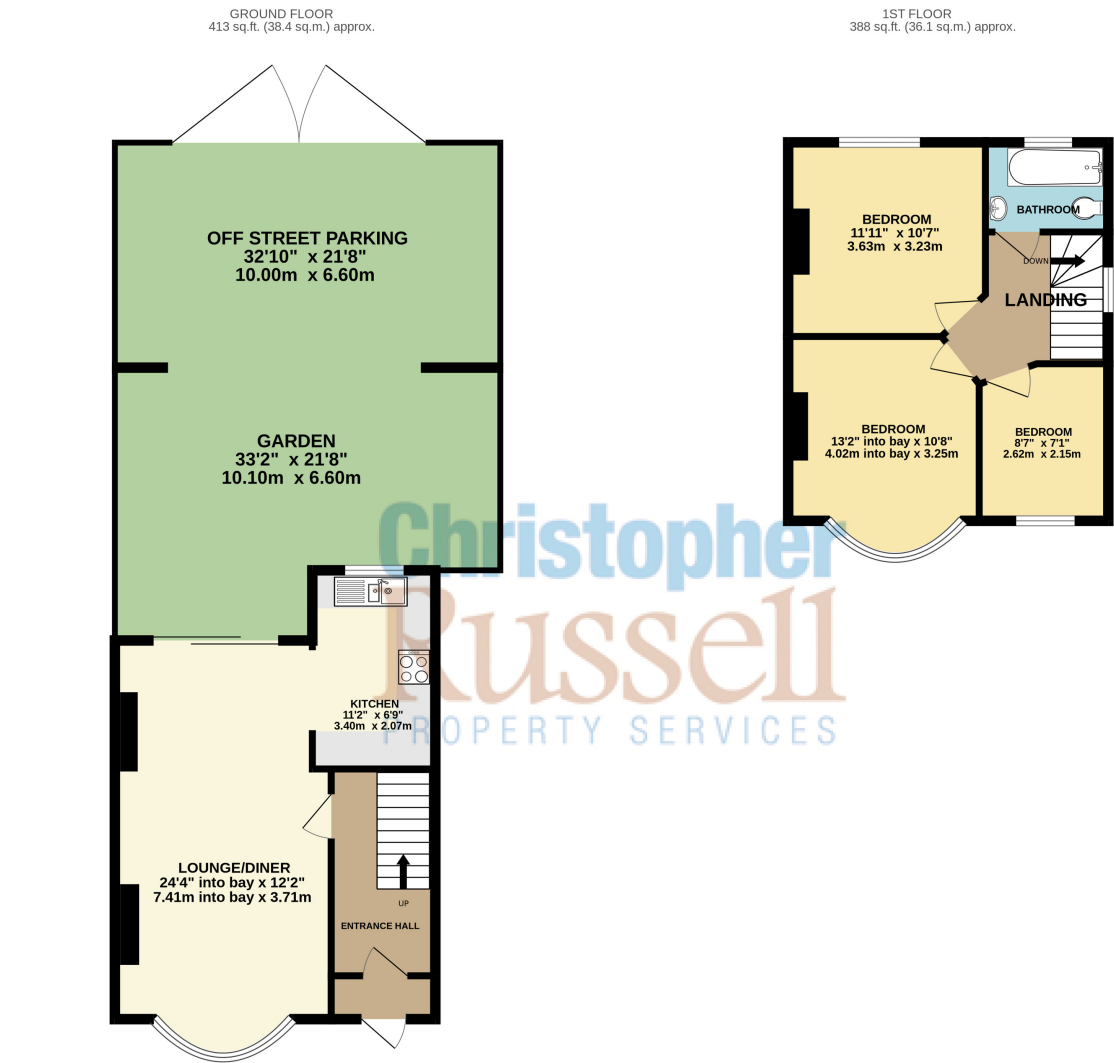
The well maintained garden features a decking area with lawn which leads to off street parking for several cars which is accessed via a well maintained road to the rear of the property.

AGENTS NOTES: Please note that the property is located on the East Rochester Way dual carriageway which is reflected in the competitiveness of the price.

There is no vehicular access to the front of the property. Vehicle access to the rear of the property is via the service road between numbers 91 and 93 Sutherland Avenue, DA16 2NN.

Council Tax Band D.

Material Information is available on brochure 2 below.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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		87
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		