



**Offers in Region of £550,000**  
**Greenhithe Close, Sidcup, Kent, DA15**  
**8EE**

**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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Situated on a large corner plot offering enormous potential to extend with a larger than average rear garden is this four bedroom semi detached house situated in a small cul de sac very convenient for New Eltham and Falconwood train stations, local schools and Avery Hill Park.

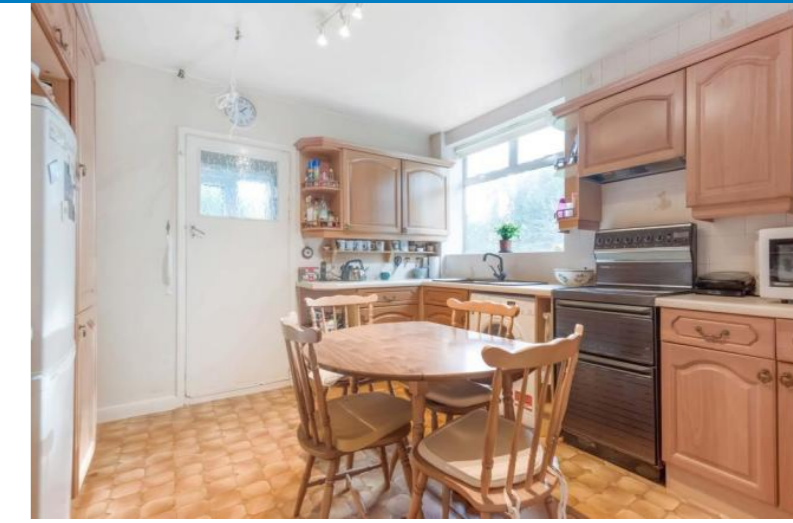
Offered with no onward chain the property features gas central heating double glazing and gas central heating.

The accommodation comprises, spacious lounge, separate dining room, kitchen and cloakroom/wc on the ground floor with four bedrooms and a family bathroom on the first floor.

Outside there is ample space on the side that offers great potential to extend and a larger than average rear garden that is not overlooked.

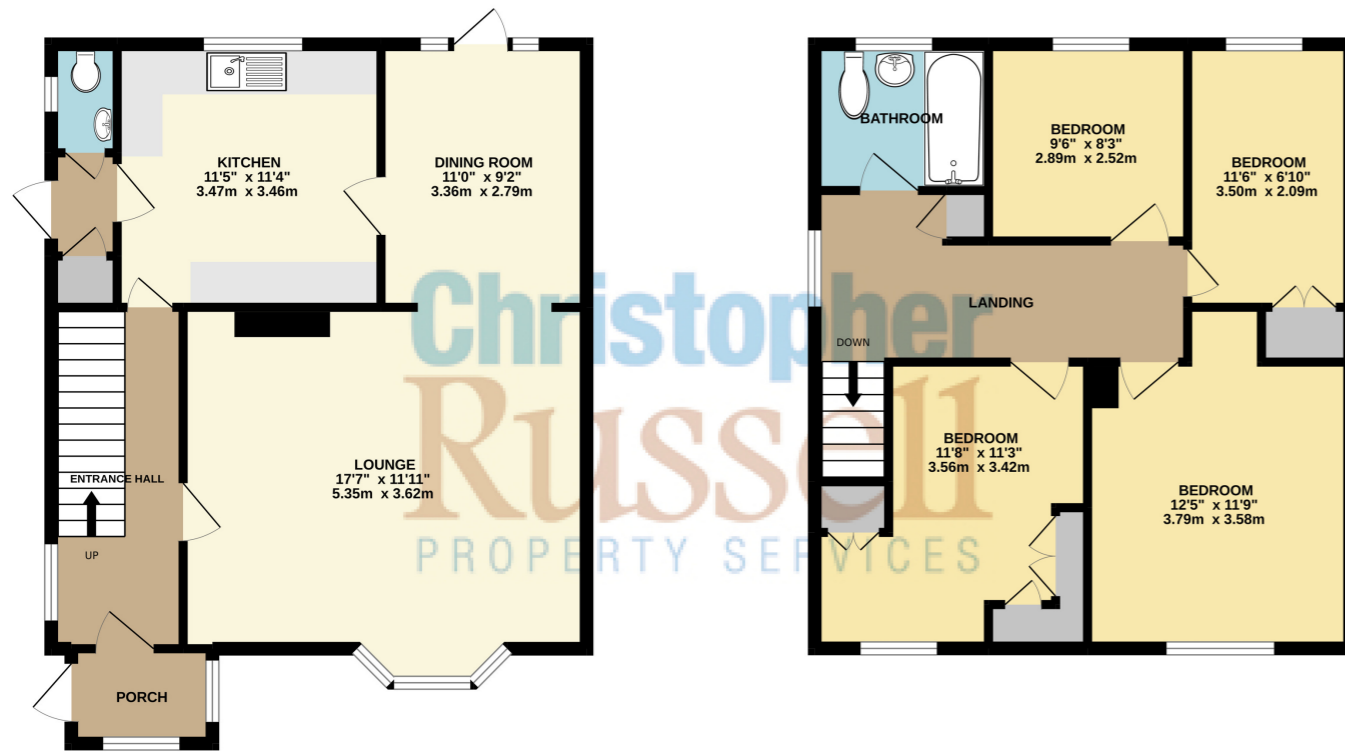
There is currently a planning application that is going trough with The Royal Borough Of Greenwich that would create designated off road parking.

Council Tax Band D.



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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. Made with Metropix ©2022