



# Guide Price £650,000

## Haddon Grove, Sidcup, Kent, DA15 8NA

**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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Guide Price £650,000 to £675,000.

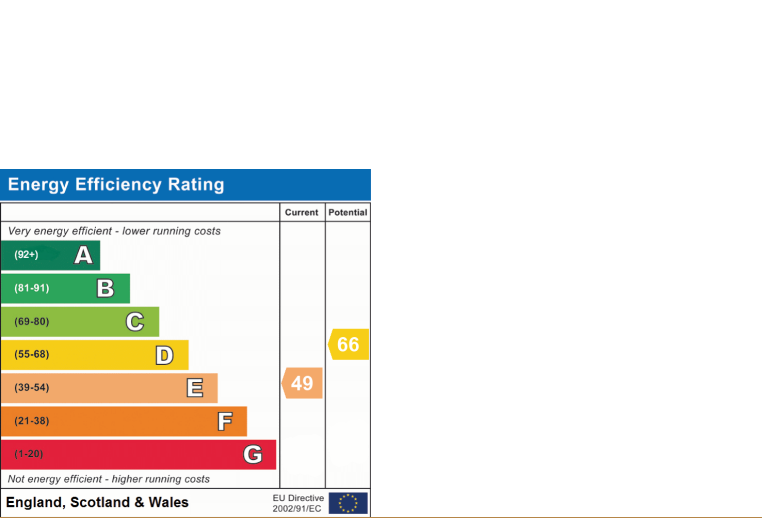
Larger than average three bedroom semi detached chalet style house which has been remodelled on the ground floor, situated in a popular location ideal for Chatsworth Infant, Burnt Oak, Holy Trinity and Days Lane Primary Schools and a short distance to Bexley and Chislehurst And Sidcup Grammar Schools.

Offered with no onward chain and under one mile from Sidcup train station the property offers enormous potential to extend further to a larger family home.

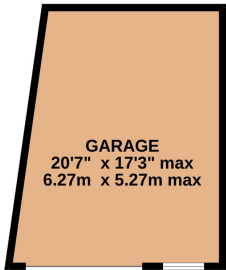
In need of some updating and redecoration, this family home comprises; spacious entrance hall, large lounge, good sized dining room that is open planned to the kitchen and a bathroom with w.c on the ground floor. The first floor comprises three double bedrooms and a family bathroom.

Set back from the road and opposite parkland, there is a good sized driveway that provides ample off street parking. There are double gates to the side that lead to the rear garden providing vehicular access to a double garage and a rear garden.

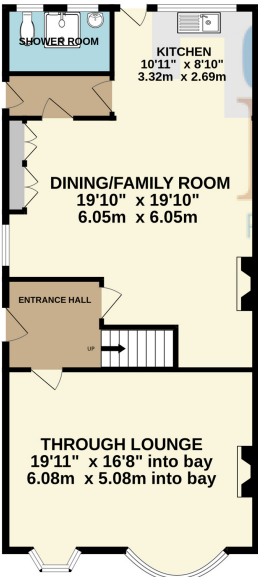
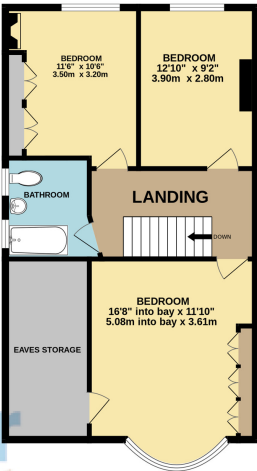
Council Tax Band F.



GROUND FLOOR  
1199 sq.ft. (111.4 sq.m.) approx.



1ST FLOOR  
698 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 1897 sq.ft. (176.2 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
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	