



**Guide Price From £675,000**  
**Wren Road, Sidcup, Kent, DA14 4NQ**

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Guide Price From £675,000 to £700,000

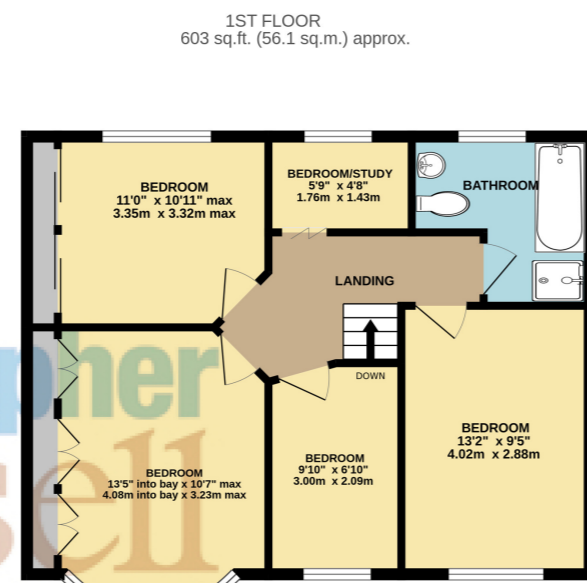
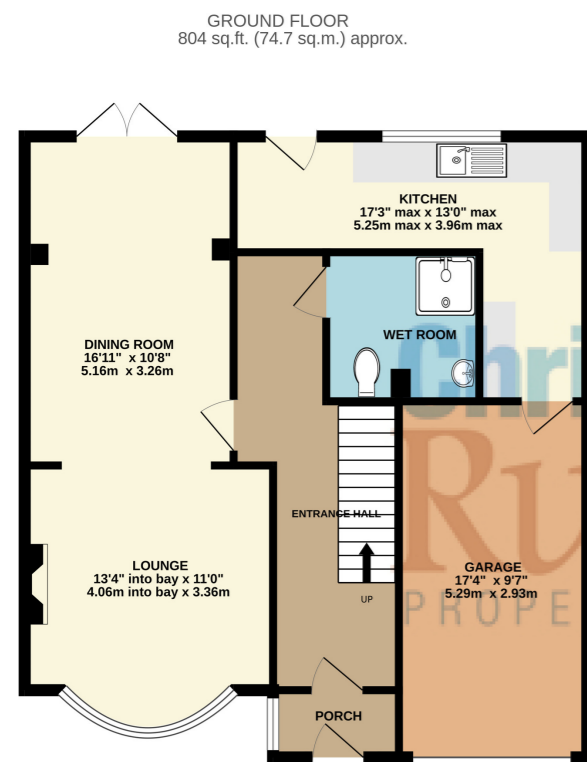
Four bedroom extended semi detached house offered as end of chain situated in a very popular and sought after location within a short walk to Sidcup train station and High Street.

The property comprises on the ground floor; entrance hall, through lounge, extended dining room, L shaped kitchen and wet room on the ground floor with the addition of an integrated garage that has the potential to convert into a room STPP. The first floor comprises, four/five bedrooms and a family bathroom.

Featuring a modern fitted kitchen, wet room and bathroom, gas central heating and double glazing.

Outside there is a front driveway providing off street parking for two cars and a rear garden extending approximately 100ft.

Council Tax Band E.



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TOTAL FLOOR AREA: 1408 sq.ft. (130.8 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(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	