



£300,000

Westerham Drive, Sidcup, Kent, DA15  
9NR

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Ground floor two double bedroom garden flat offering larger than average sized accommodation and presented in excellent decorative condition.

This extremely well presented maisonette has been modernised and finished to a very good standard.

Featuring direct access to a private rear garden, modern fitted kitchen, modern bathroom suite, gas central heating, double glazing and a long lease.

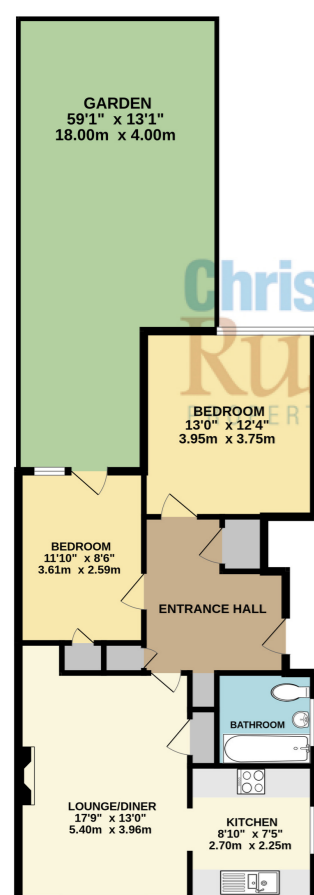
The accommodation comprises; own front door to good sized entrance hall, lounge, kitchen, two double bedrooms and a bathroom.

Outside there are front and rear gardens. The front has been block paved and could provide off street parking subject to a dropped kerb being installed and agreed by the local authority. The rear garden has been landscaped for low maintenance with a decked patio leading to a good sized artificial lawned area with one side fenced and the other a low hedgerow.

Council Tax Band C.



GROUND FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.2 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	77
(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			
EU Directive 2002/91/EC			
England, Scotland & Wales			

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