



**Guide Price From £400,000**  
**Felton Lea, Sidcup, Kent, DA14 6BA**

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Guide Price From £400,000 to £425,000

Two double bedroom extended terrace house situated in a popular location approximately half a mile to Sidcup High Street.

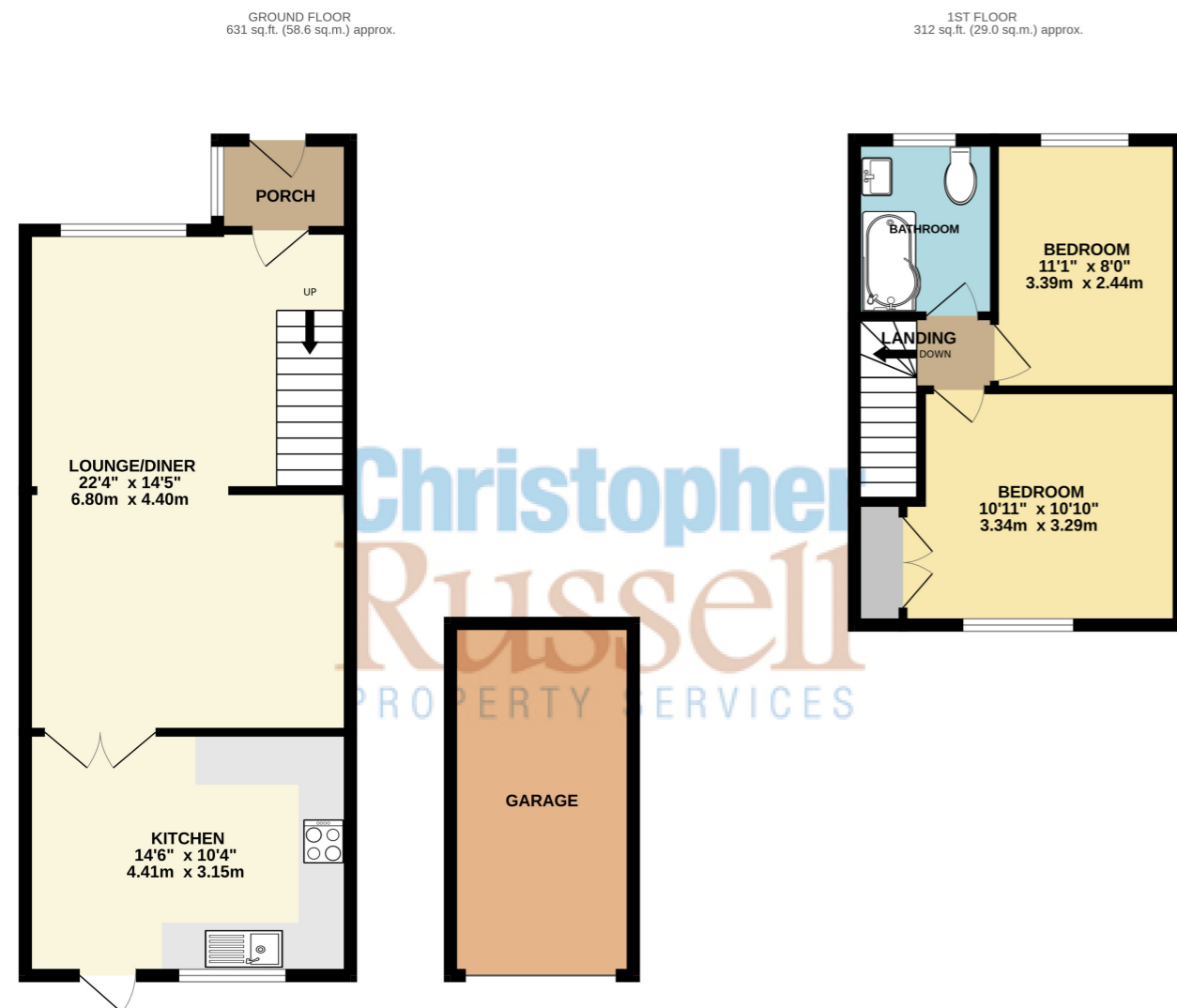
Presented in excellent decorative condition, this modernised home comprises; entrance porch spacious open planned through lounge/diner and a kitchen/breakfast room on the ground floor with two double bedrooms and a family bathroom on the first floor.

With rear to the view over open parkland this well presented family home is an ideal first time purchase. Modernised to feature an integrated fitted kitchen, modern bathroom suite, gas central heating, double glazing, a private and secluded rear garden and off street parking on the front driveway.

Outside the fenced rear garden features a patio and area of artificial grass.

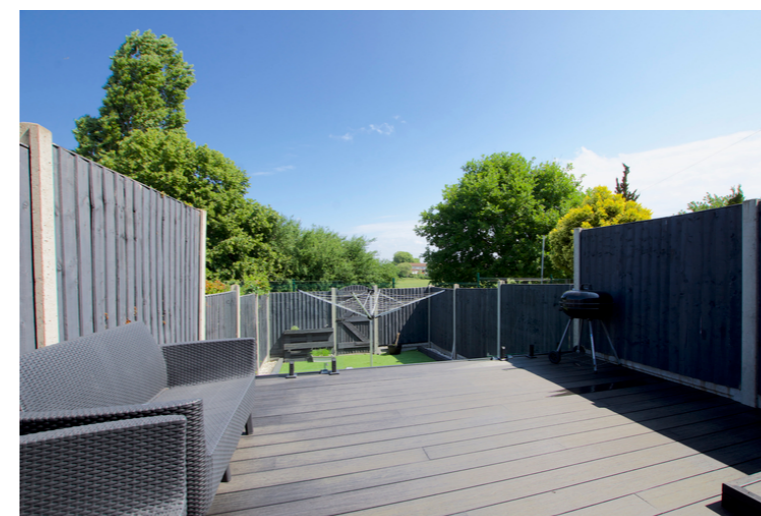
To the front is off street parking on the driveway.

Council Tax Band D.



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TOTAL FLOOR AREA : 943 sq.ft. (87.6 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>		89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	
(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			