



Guide Price £900,000

Walton Road, Sidcup, Kent, DA14 4LD

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £900,000 to £925,000.

Rarely available three/four bedroom, larger than average, detached bungalow situated in an extremely popular location just a short walk from Sidcup train station, Sidcup high street and several good primary and secondary schools including Merton Court, West Lodge Preparatory independent schools, Birkbeck primary school and Chislehurst and Sidcup grammar school.

The property comprises an entrance hall with four double bedrooms, an ensuite to the main bedroom, a large family bathroom, a good sized lounge with access to the rear garden, a modern fitted kitchen/diner, and a double garage.

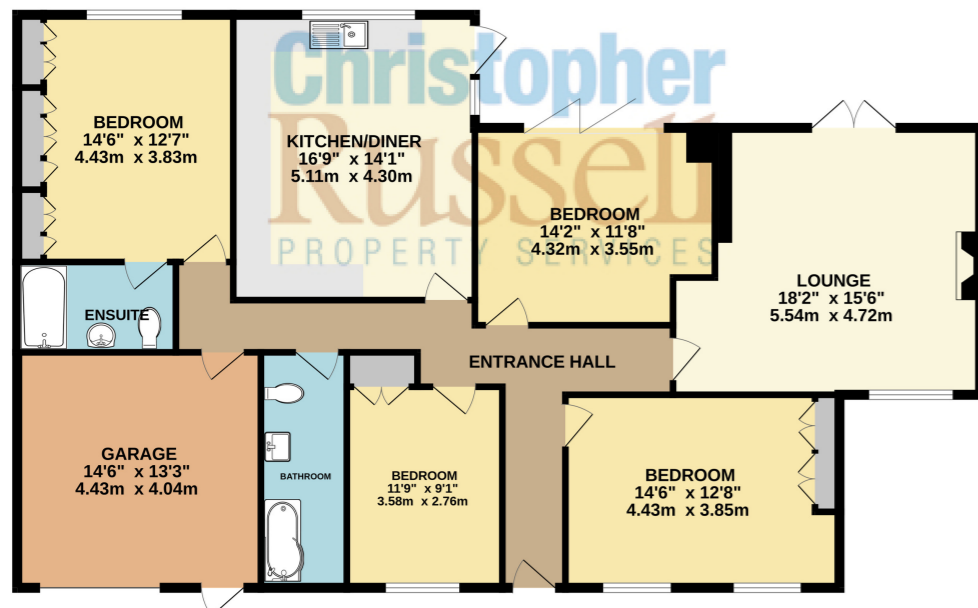
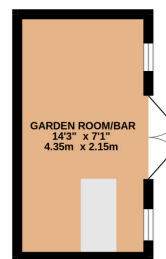
The rear garden features a patio and lawn area and has a garden room/summerhouse. There is off street parking to the front for several cars.

The property offers fantastic potential to extend and remodel subject to the relevant planning permission.

The property features gas central heating and is double glazed throughout.



GROUND FLOOR
1726 sq.ft. (160.4 sq.m.) approx.



TOTAL FLOOR AREA : 1726 sq.ft. (160.4 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		75
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	