



Guide Price £550,000

Raeburn Road, Sidcup, Kent, DA15 8RB

**Christopher
Russell**
PROPERTY SERVICES



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Guide Price £550,000 to £575,000.

An impressive three-bedroom semi-detached house situated on a sought-after residential road.

The property is within a short walk of Days Lane and Our Lady of the Rosary primary schools, several well-regarded secondary schools, and Bexley Grammar School, making it ideal for families.

Having undergone extensive modernisation over the past two years, the property also offers excellent potential to extend to the side, creating a significantly larger family home (subject to the usual planning consents).

The accommodation currently comprises an entrance hall, through lounge/diner, and kitchen on the ground floor, with three bedrooms and a family bathroom on the first floor.

Recent modernisation includes a newly installed air conditioning units providing hot and cold settings in several rooms including the garden room, a full electrical rewire, a new bathroom suite, a new fitted kitchen, complete redecoration, and new floor coverings throughout. In addition, a new central heating boiler has been installed, several windows and doors have been replaced, and fitted window shutters have been added.

Externally, the property benefits from a driveway providing off-street parking for two cars and access to a larger-than-average garage.

The landscaped rear garden is a particularly attractive feature, boasting a newly paved patio, an assortment of pleached trees, stylish slatted fencing, and a garden room positioned at the rear of the garden — ideal for home working, hobbies, or entertaining.

Council Tax Band D.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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+)	65	80		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				