



Offers in Region of £625,000
Faraday Avenue, Sidcup, Kent, DA14
4JF



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

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An extended five bedroom semi detached chalet style house offered as end of chain situated in a prime location, very convenient for Sidcup train station and Chislehurst and Sidcup Grammar School.

In need of modernisation, the property comprises; four double bedrooms and a family bathroom on the first floor with lounge, extended dining room , kitchen, bedroom 5, bathroom and utility room on the ground floor.

This spacious home has great potential for someone to put their own mark on the modernisation and decoration.

Outside there is ample off street parking on a good sized front driveway and a rear garden with a large outbuilding/summerhouse.

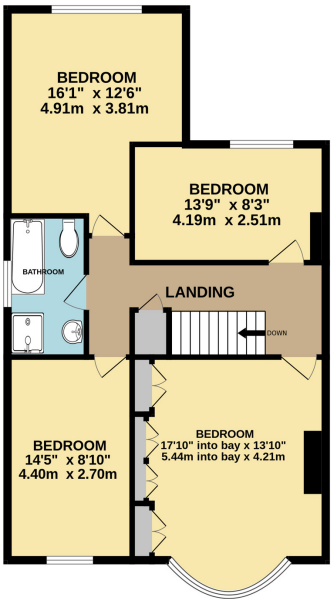
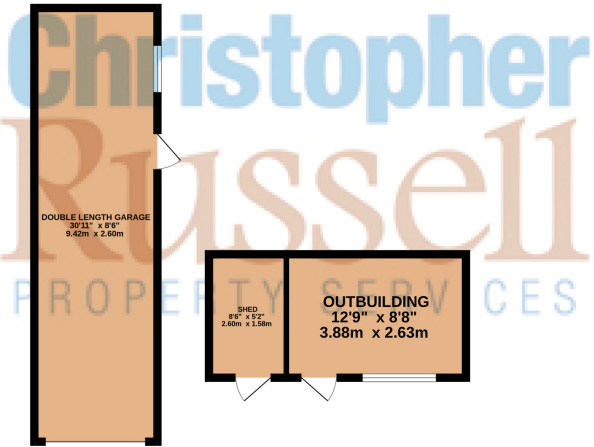
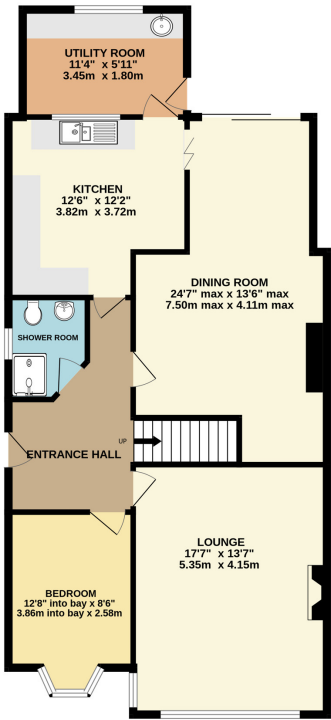
To the side is a detached double length garage.

Council Tax Band E.



GROUND FLOOR
1436 sq.ft. (133.4 sq.m.) approx.

1ST FLOOR
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA: 2232 sq.ft. (207.3 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		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		