



£600,000

Wren Road, Sidcup, Kent, DA14 4NF

Christopher Russell  
PROPERTY SERVICES



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Christopher Russell Property Services

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Offered with no onward chain, three bedroom six paned round bay fronted semi detached house on a wider than average plot to the side that features a double storey rear extension situated in a very popular road very convenient for Sidcup train station, High Street, Birkbeck Primary and Chislehurst and Sidcup Grammar schools.

The property does require some modernisation, however has also been modernised and finished to an excellent standard in parts of the property.

There is enormous potential to extend to a significantly larger family home STPP.

The existing accommodation comprises on the ground floor; entrance hall, through lounge and a spacious open planned kitchen/diner, cloakroom and a utility area that gives access to the garage to the side. There are three double bedrooms and a family bathroom upstairs.

The property does feature a recently modernised fitted kitchen that has been open planned to the dining area. There is gas central heating and double glazing.

Some of the rooms internally have been decorated yet some just need cosmetically improving.

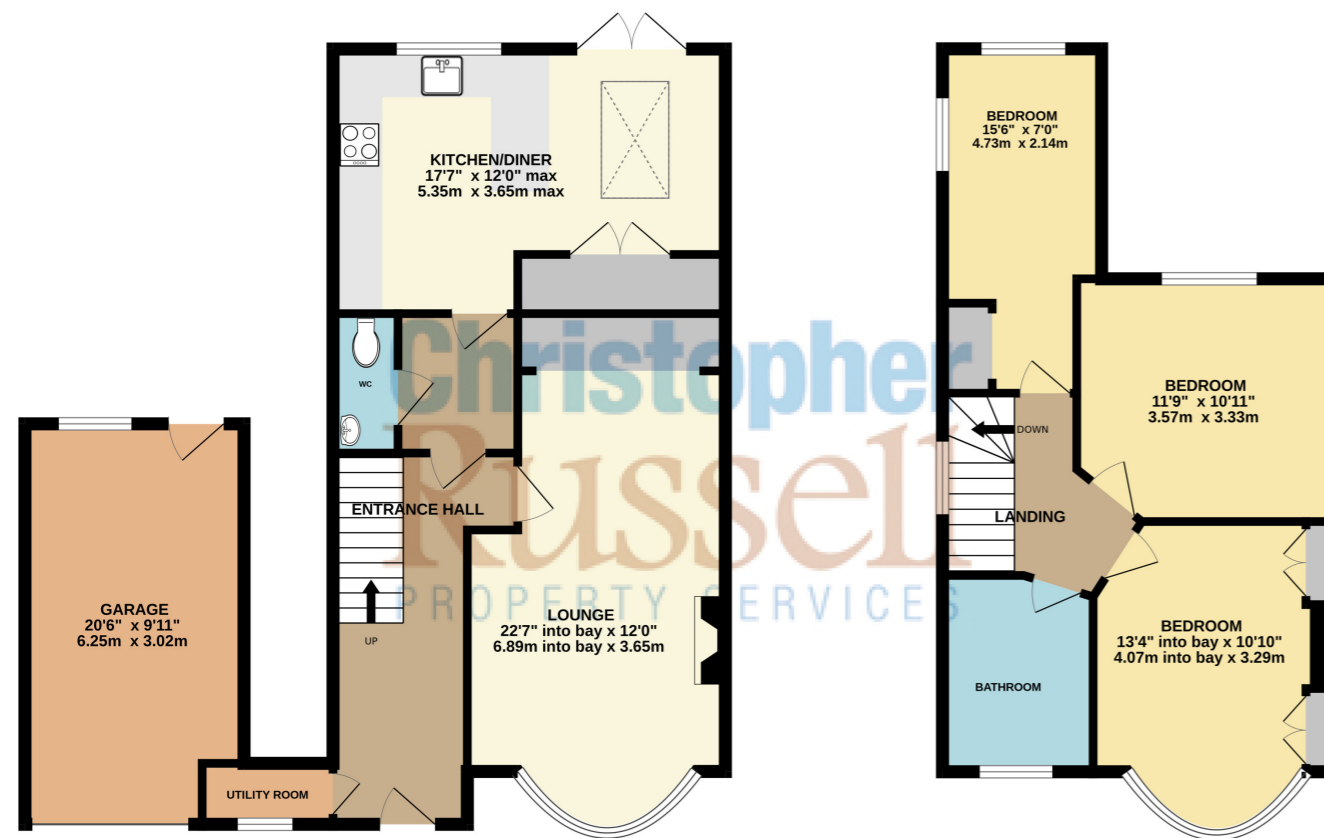
Outside there is off street parking for several cars and a rear garden that extends approximately 80ft laid mainly to lawn.

Council Tax Band E.



GROUND FLOOR  
796 sq.ft. (74.0 sq.m.) approx.

1ST FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1279 sq.ft. (118.9 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>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	