

Guide Price £375,000
Blackfen Road, Sidcup, Kent, DA15 9NY

Christopher
Russell
PROPERTY SERVICES



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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Christopher Russell Property Services

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Guide Price £390,000 - £410,000.

Very well-presented, extended two-bedroom terrace house situated in a central location within a short walk of the shops on Blackfen Road, Days Lane Primary, Bexley Grammar and Blackfen School for Girls.

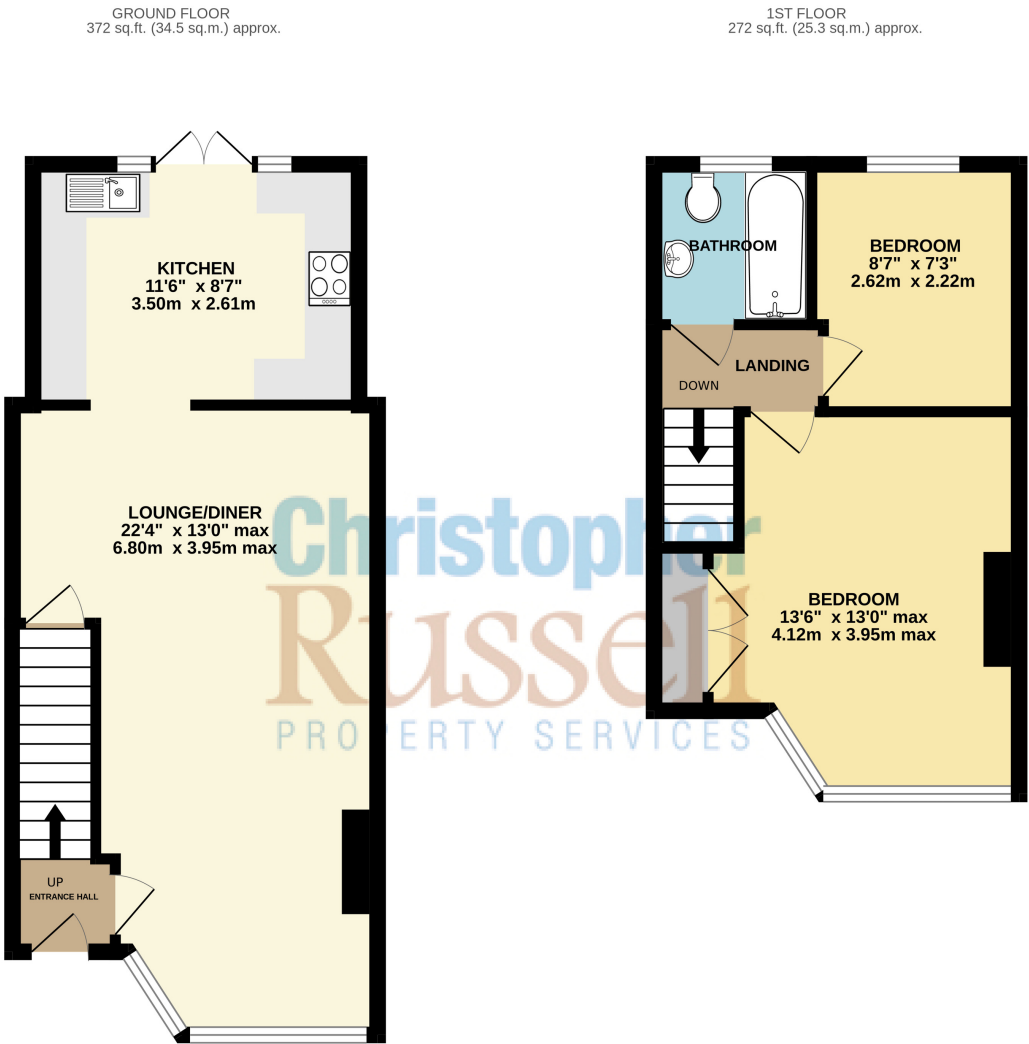
Presented in good decorative condition, the sellers have completely renovated the property over the past few years, including the property being completely rewired, re plastered, had a new roof, a new fitted kitchen and new flooring throughout.

The property additionally features double glazed windows, gas fired central heating with a new combi boiler being installed in 2020, a modern bathroom suite.. The accommodation comprises: hall, open lounge dining room, and a modern fitted large kitchen with integrated appliances. There are two bedrooms on the first floor, with a modern family bathroom.

The rear garden is neat, tidy, and easy to maintain and has artificial lawn throughout.

Council Tax Band C.

Agents Note: Material Information is available online as brochure 2 below.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 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		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		