

Guide Price £275,000  
Warne Place, Westerham Drive, Sidcup,  
Kent, DA15 9PA



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Guide Price £275,000 - £300,000.

One bedroom end of terrace house situated in a quiet cul-de-sac within walking distance to a number of shops and bus routes serving the 02, Bexleyheath, Eltham and Bexley.

Finished to a good standard, the property comprises a porch, a large lounge and fitted kitchen with free standing appliances and an integrated gas hob.

Upstairs there is a bathroom and a large double bedroom which features a fitted wardrobe.

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

There is one allocated parking space in the residents parking area and the property has its own private garden.

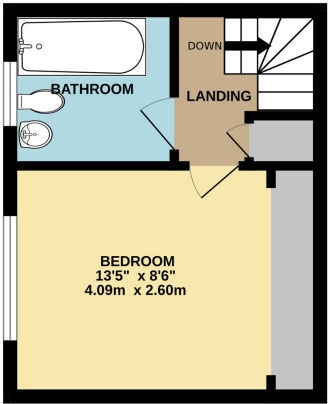
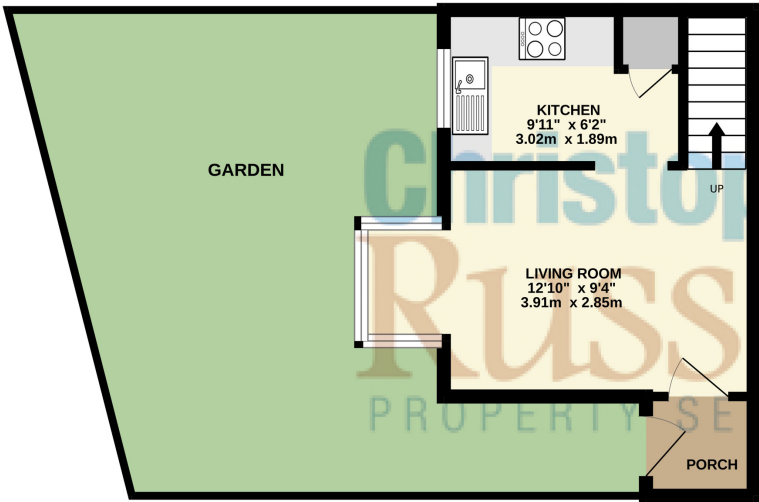
The property is being offered as end of chain.

Council Tax Band B.



GROUND FLOOR  
244 sq.ft. (22.7 sq.m.) approx.

1ST FLOOR  
209 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA : 453 sq.ft. (42.1 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+)	64	90
A		
(81-91)		
B		
(69-80)		
C	64	
(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		