



Offers in Region of £850,000
Willersley Avenue, Sidcup, Kent, DA15 9EJ

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.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Beautifully presented five bedroom semi detached 'Smith' Built chalet style house situated in the Willersley and Braundton Conservation area, which is a short walk to Sidcup train station and ideally located for several excellent primary schools and either Bexley or Chislehurst and Sidcup Grammar Schools.

This exceptionally well presented family home offers extended accommodation and is extremely versatile. Modernised to a very high standard and very well maintained by the current owners the property comprises; entrance hall, lounge, extended dining room which then opens up onto the kitchen. Off the hallway is bedroom five that is currently used as an office from home that could also be a child's playroom.

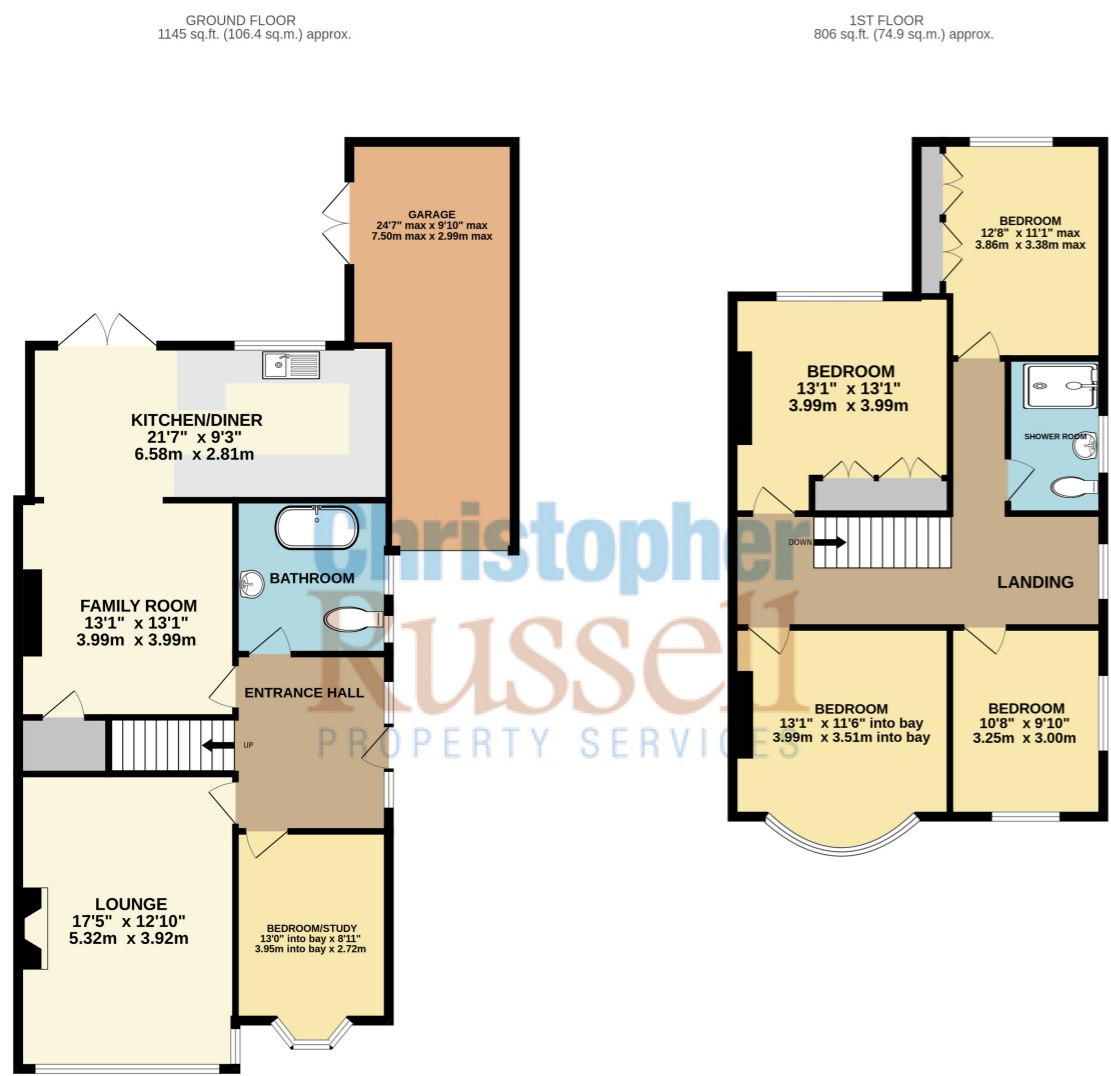
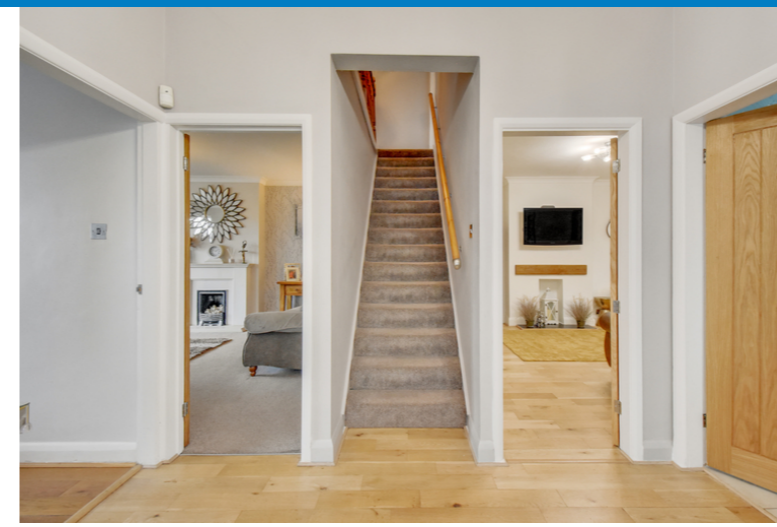
The first floor features a larger than average open planned landing area where a desk could sit and become a study/reading area. There are four double bedrooms, two of which has fitted wardrobes and a separate shower room.

Features include a recently modernised family bathroom with a claw and ball roll top bath, modernised kitchen that is partly integrated complimented with wood worksurfaces, modern shower room, gas central heating and double glazed.

This impressive home is set back from the road with a larger than average driveway which is block paved with raised flower beds. There is ample off street parking for several cars. The driveway continues down the side of the house that provides access to a large detached garage with power, light and access into the rear garden.

The rear garden has been well maintained featuring a paved patio, lawn and flower beds.

Council Tax Band F.



TOTAL FLOOR AREA: 1951 sq.ft. (181.3 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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			