



Guide Price £575,000

Ronaldstone Road, Sidcup, Kent, DA15
8QU

**Christopher
Russell**
PROPERTY SERVICES



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Guide Price £575,000 to £600,000

Four/five bedroom semi detached house situated in a sought after location very convenient for Days Lane and Our Lady Of The Rosary Primary Schools.

Under one mile to Falconwood train station this well presented homes accommodation comprises to the ground floor a 18'8" lounge, 12' second reception room, 15' kitchen/diner, 26' conservatory, separate utility room with separate w.c on and an additional reception room which could be used as a playroom or another bedroom.

The first floor comprises four bedrooms and a separate shower room and a modern bathroom suite on the first floor.

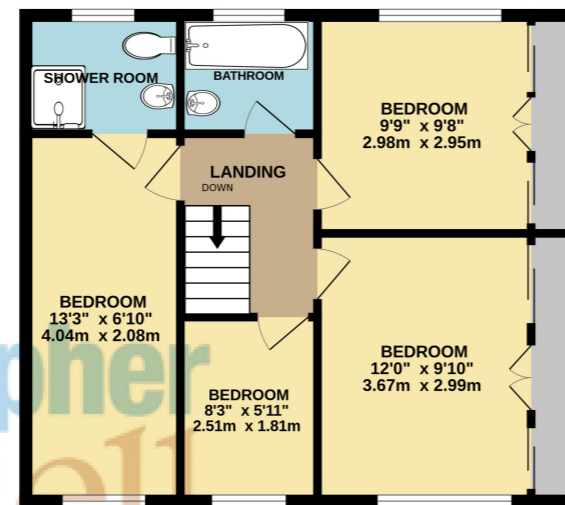
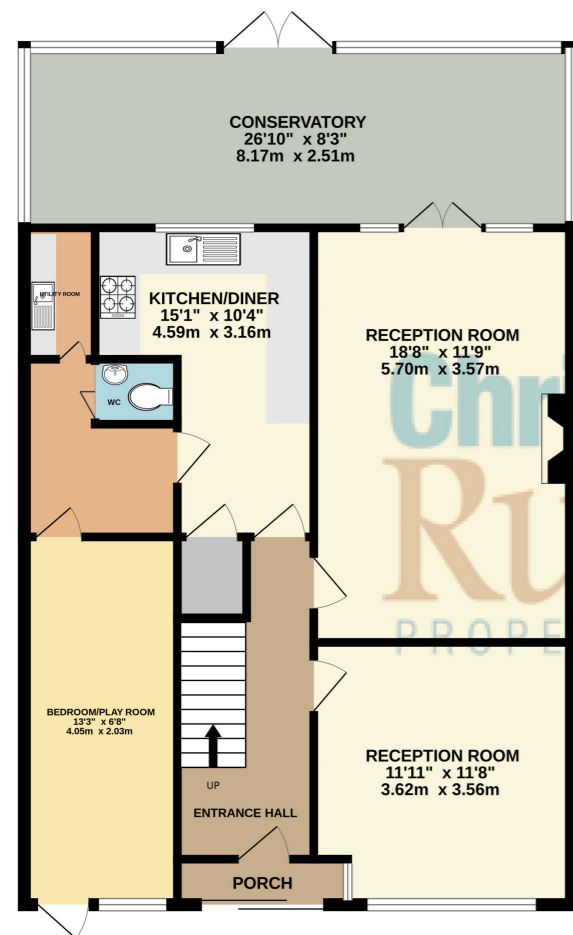
Outside the property has off street parking for two to three cars and a South facing rear garden extending approximately 50ft with a timber built games room with power to the rear.

Council Tax Band D.



GROUND FLOOR
964 sq.ft. (89.5 sq.m.) approx.

1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1513 sq.ft. (140.5 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	80
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			