



Offers Over £700,000
Somerhill Avenue, Sidcup, Kent, DA15
9JX

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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Beautifully presented and larger than average extended five bedroom semi detached chalet style house that features a double storey rear extension which creates the first floor accommodation which is a lot bigger than the average chalet style house .

Situated in a very popular road within the Marlborough Park area which is extremely convenient for Chatsworth Infant, Burnt Oak and Holy Trinity Primary and Chislehurst and Sidcup Grammar Schools and a short distance from Sidcup Train Station.

Presented in excellent decorative condition, modernised throughout and finished to a very good standard the property comprises; four double bedrooms and a family bathroom with bath and separate shower enclosure on the first floor with a hallway, bedroom 5/study, lounge, utility room with WC, extended dining room and kitchen on the ground floor.

The property has been modernised throughout and features a recent fitted and part integrated kitchen, gas central heating, double glazing, window shutters where fitted, modern bathroom suite, modern utility room and WC.

Outside there is a good sized driveway providing off street parking for several cars and side access to a large detached garage.

The rear garden has a composite decked patio, lawn, rear wood decked area and a summerhouse at the end of the garden.

Council Tax Band E.



TOTAL FLOOR AREA : 1616 sq.ft. (150.1 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+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			