



Offers in Region of £725,000

Westbrooke Road, Sidcup, Kent, DA15 7PH

Christopher Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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Deceptively spacious three bedroom detached house situated on a corner plot.

With enormous potential to extend to a significantly larger family home, the property comprises three bedrooms and a family bathroom on the first floor with hallway, lounge, dining room, large kitchen/diner and a shower room on the ground floor.

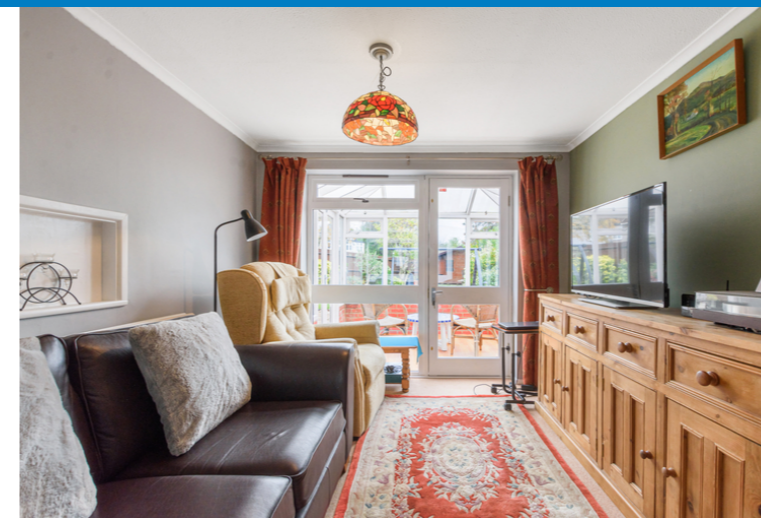
Situated in a sought after location a very short walk to Dulverton and Longlands Primary Schools, Chislehurst and Sidcup Grammar School and Sidcup and New Eltham Train Stations.

Outside the property has off street parking for two cars on the front driveway and access to a large garage, which also has the potential to convert STPP.

The rear garden extends over 90ft featuring a large patio, lawn and a 12'6" x 12'6" summerhouse with power and light.

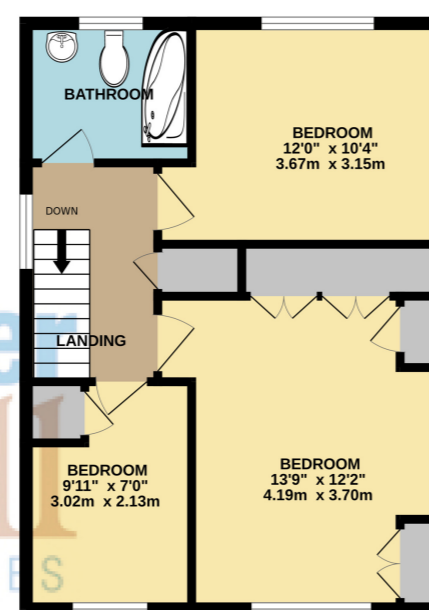
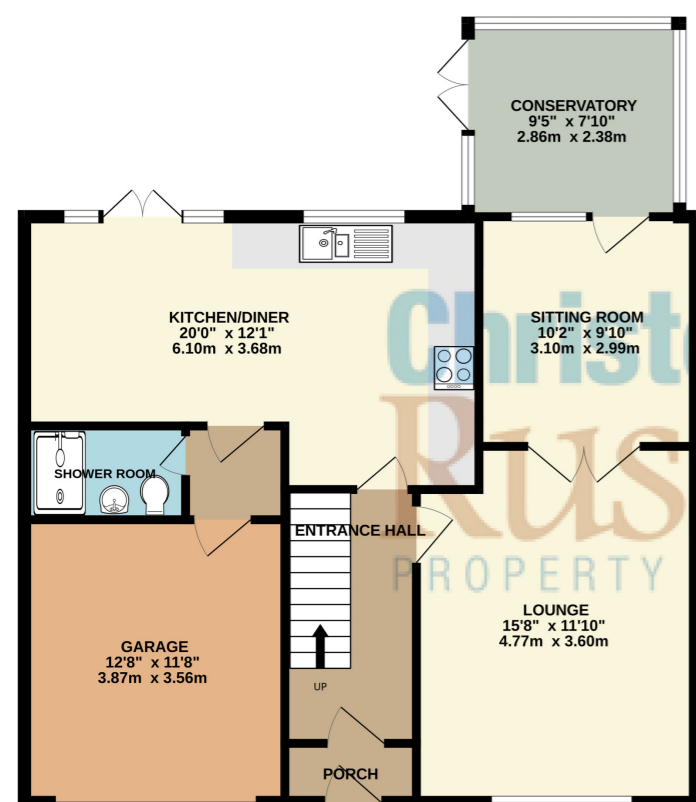
The property currently has off-street parking to the front for two cars, with potential to accommodate additional vehicles with partial garden removal and a 93ft x 38ft narrowing to 15'8" low maintenance generous rear garden with a large patio and a summer house/shed measuring 12'6 x 12'6 with power and light.

Council Tax Band E.



GROUND FLOOR
849 sq.ft. (78.8 sq.m.) approx.

1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1319 sq.ft. (122.5 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+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			