Guide Price £600,000

Collindale Avenue, Sidcup, Kent, DA15 9DW

Christopher Russell PROPERTY SERVICES

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Guide Price £600,000 to £625,000.

Four bedroom semi detached chalet style house situated in the sought after Marlborough Park in need of modernisation.

Ideal for Sidcup train station the property is also a short walk to Chatsworth Infant, Burnt Oak And Holy Trinity Primary and very convenient for Chislehurst and Sidcup Grammar School.

The property is uniquely extended on the first floor and comprises; three bedrooms with an ensuite dressing room which also leads to an ensuite shower room. In addition there is a separate family bathroom off the larger than average landing area that could be used as a study space.

The ground floor comprises; entrance hall, cloakroom WC, utility cupboard with plumbing for washing machine, lounge, dining room, conservatory, kitchen and bedroom 4/study.
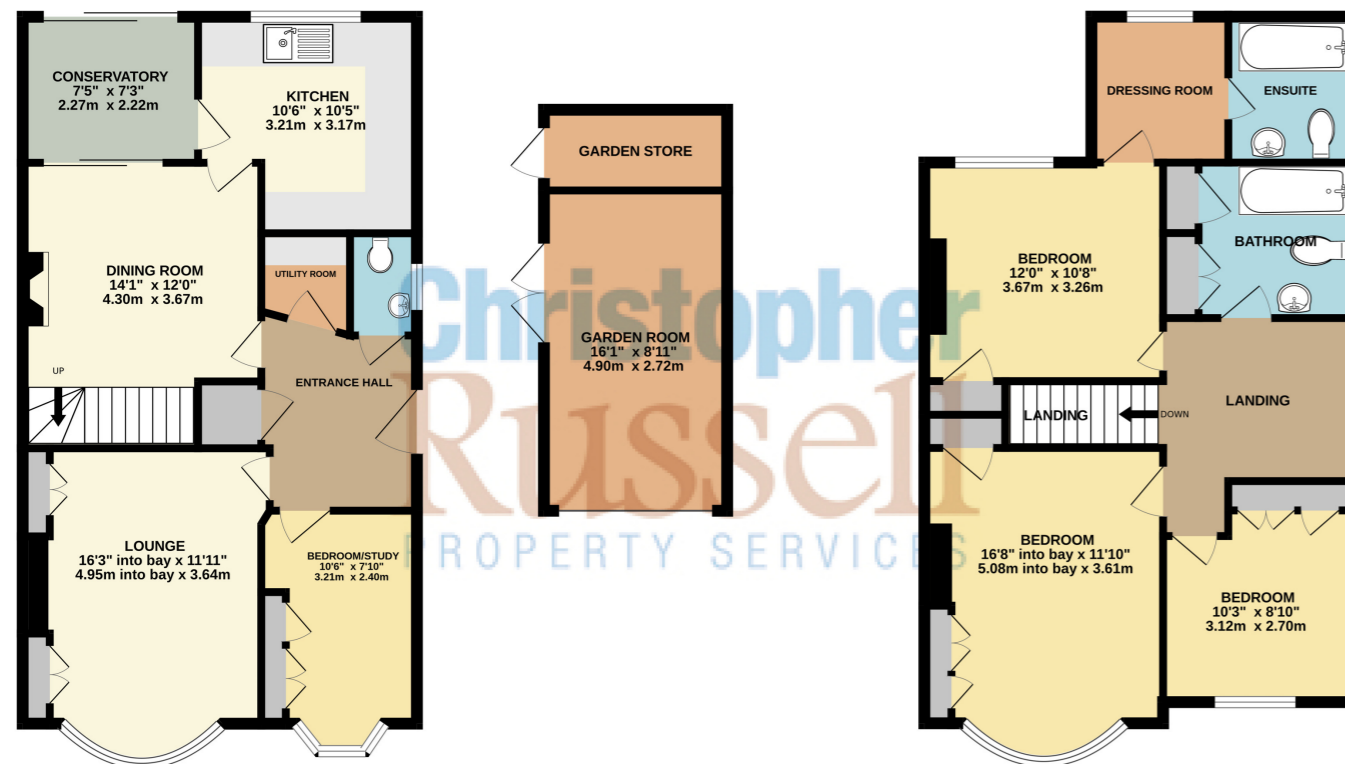
Outside there is a driveway that provides parking for two cars and a converted garage that is now a garden room with power.

Council Tax Band F.

GROUND FLOOR
884 sq.ft. (82.1 sq.m.) approx.

1ST FLOOR
685 sq.ft. (63.6 sq.m.) approx.

CONSERVATORY
7'5" x 7'3"
2.27m x 2.22m

KITCHEN
10'6" x 10'5"
3.21m x 3.17m

GARDEN STORE

DRESSING ROOM

ENSUITE

DINING ROOM
14'1" x 12'0"
4.30m x 3.67m

UTILITY ROOM

BATHROOM

BEDROOM
12'0" x 10'8"
3.67m x 3.26m

GARDEN ROOM
16'1" x 8'11"
4.90m x 2.72m

UP

ENTRANCE HALL

LANDING

LANDING

LOUNGE
16'3" into bay x 11'11"
4.95m into bay x 3.64m

BEDROOM/STUDY
10'6" x 7'10"
3.21m x 2.40m

BEDROOM
16'8" into bay x 11'10"
5.08m into bay x 3.61m

BEDROOM
10'3" x 8'10"
3.12m x 2.70m

TOTAL FLOOR AREA : 1569 sq.ft. (145.7 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			86
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Directive
2002/91/EC