



Offers in Region of £550,000
Cleve Road, Sidcup, Kent, DA14 4RS

**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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Five bedroom two bathroom end terrace house that presented in very good decorative condition, situated in a popular location very convenient for Albany Park train station and Royal Primary School, Foots Cray Meadows and The Five Arches.

The property has been extended to the side and rear and comprises; entrance hall, bathroom, lounge, conservatory, kitchen open planned to the dining section. There is an integral garage that is ideal for storage or to convert to more accommodation. The first floor comprises five bedrooms and an en suite shower room to the main bedroom. There is also a separate WC off the landing with a wash hand basin.

This ideal family home has been very well maintained and features gas central heating, double glazing, off street parking for two cars on the front driveway and a rear garden that extends approximately 70ft with a decked area and lawn.

Council Tax Band D.



GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.

1ST FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 1373 sq.ft. (127.5 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		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		