



£475,000

Clayworth Close, Sidcup, Kent, DA15 9HJ

Christopher Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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Three bedroom semi detached house situated in a small cul de sac a short walk to Blackfen High Street, local transport facilities which have excellent connections to New Eltham Train Station and North Greenwich underground Station.

The property comprises; entrance hall, lounge, open planned kitchen/diner, conservatory on the ground floor with three bedrooms and a family bathroom on the first floor.

The property features a modern fitted kitchen, modern bathroom suite, gas central heating and UPVC double glazed windows.

Outside there is a front driveway that can provide off street parking for two to three cars and access to a garage. There is a secluded rear garden extending approximately 50ft.

Council Tax Band E.



GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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		84
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			