



**Guide Price From £450,000**  
**Hatherley Road, Sidcup, Kent, DA14**  
**4BB**

**Christopher**  
**Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Guide Price From £450,000 to £475,000

Four bedroom Town house presented in good decorative condition situated in a very convenient location approximately half a mile to Sidcup train station and a short walk to Sidcup High Street.

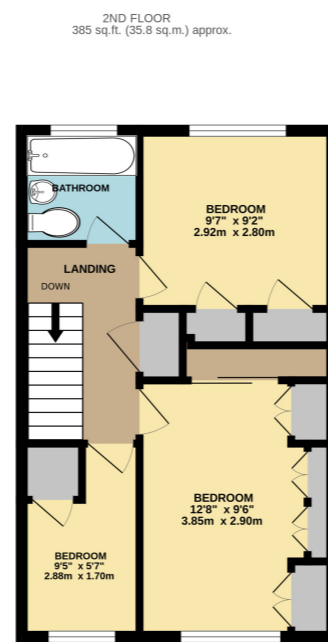
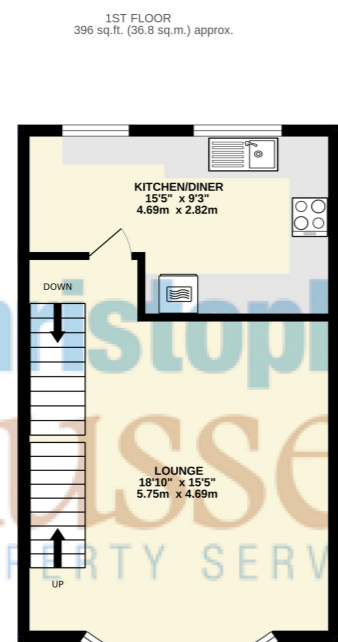
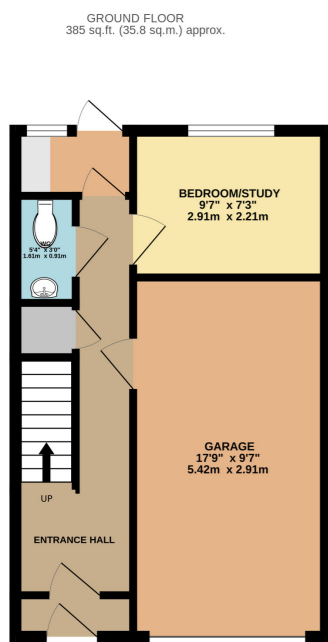
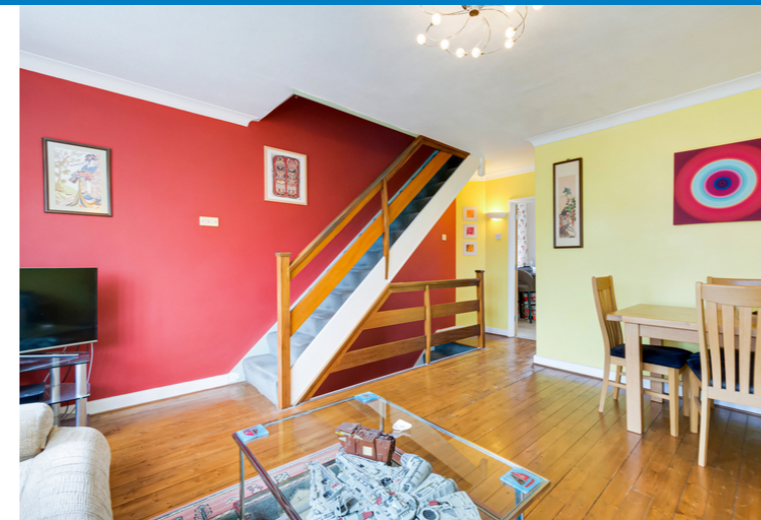
The property is an ideal family home and would suite a first time buyer or a buy to let investor as the property is also a short walk to Bird College.

The accommodation arranged over three floors comprises, entrance hall, cloakroom/w.c, utility area, bedroom and access to the integral garage on the ground floor. There is a very spacious lounge/diner and kitchen/breakfast room on the first floor.

On the second floor are three bedrooms and a family bathroom.

Outside to the front is a block paved driveway for off street parking and a low maintenance rear garden mainly laid to lawn.

Council Tax Band D.



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TOTAL FLOOR AREA : 1166 sq.ft. (108.3 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		89
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
		England, Scotland & Wales	