



£600,000

Blenheim Road, Sidcup, Kent, DA15  
9AU

**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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**Christopher Russell Property Services**

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Rarely available two/three bedroom detached bungalow that offers versatile accommodation situated in a sought after location convenient for Sidcup Station and Chislehurst and Sidcup Grammar School.

The property comprises; entrance hall which is accessed from a spacious entrance porch/sun room , lounge, kitchen, dining room/third bedroom, WC, master bedroom, second double bedroom, family bathroom and conservatory.

There is off street parking to the front with access to the garage. The secluded West facing rear garden extends approximately 100ft.

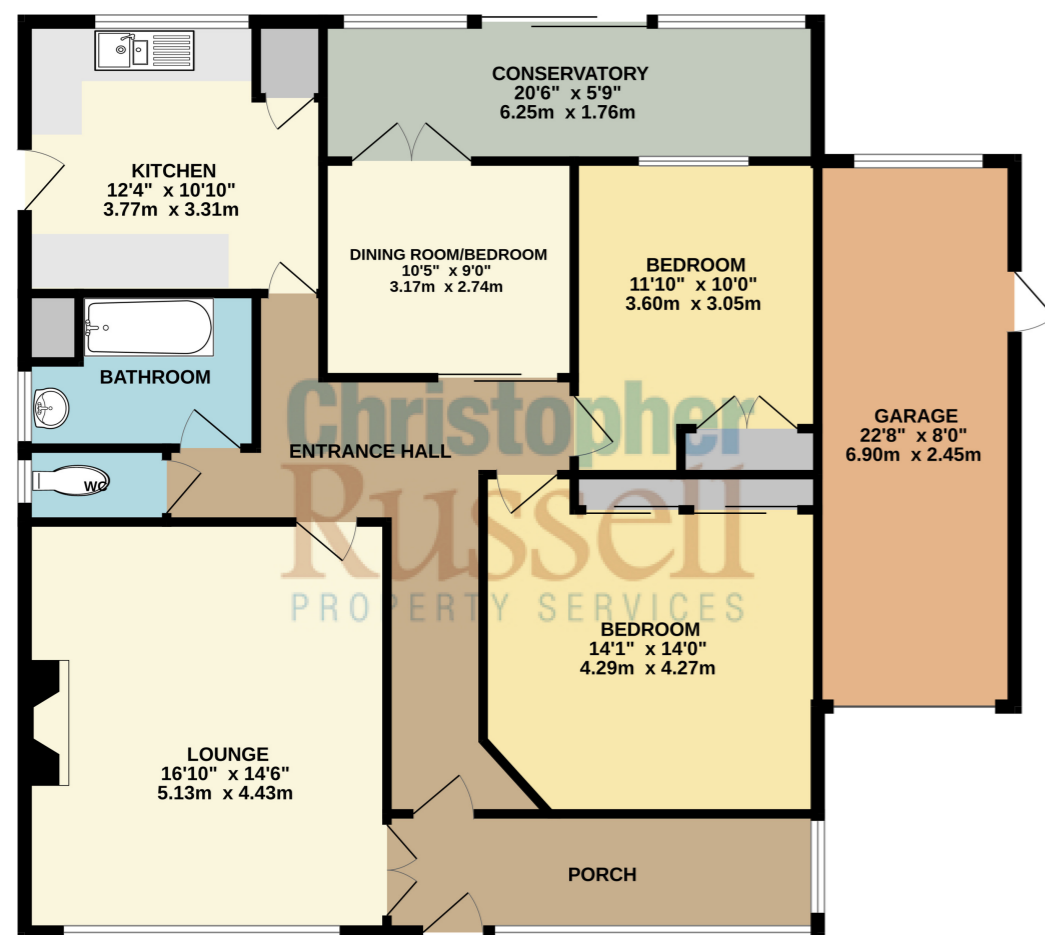
There is potential to extend to subject to planning permission and the property is being offered end of chain.

Location is prime for Chislehurst and Sidcup Grammar School, Hurstmere Secondary School and Hurst Primary. Sidcup station is a short walk as well as a micro pub, wine bar and a plethora of restaurants.

Council Tax Band E.



GROUND FLOOR  
1418 sq.ft. (131.8 sq.m.) approx.



TOTAL FLOOR AREA : 1418 sq.ft. (131.8 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+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			