



19 Bay Tree Close, Sidcup, Kent, DA15 8WH

Guide Price £375,000

Energy Efficiency Rating -

**Christopher
Russell**
PROPERTY SERVICES

Guide Price: £375,000 - £400,000

A well-proportioned two double bedroom house located in the sought-after Hollies development, tucked away at the end of a quiet cul-de-sac and just a short walk from Sidcup train station.

Offered to the market chain-free, this property presents an excellent opportunity for buyers looking to modernise to their own taste.

The accommodation comprises a spacious 17'8" through lounge with patio doors leading to the rear garden, separate kitchen, two double bedrooms and a first-floor bathroom.

The guide price reflects the need for a new kitchen, redecoration, and new carpets throughout.

Additional features include a designated parking space which is accessed under the arch to the right-hand side of the property a front garden, which neighbouring properties have converted into additional off-street parking (subject to necessary permissions) , rear garden extending approximately 50ft and access to the exclusive Hollies Leisure Centre, with tennis courts, a gym, and a swimming pool — subject to a compulsory annual charge of £1,000 per household.

This is a great opportunity to purchase a home in a highly desirable location, with excellent potential to add value through refurbishment.

Professional photos and floorplan to follow.



Viewing by appointment only

Christopher Russell | 33, The Oval | DA15 9ER

T: 020 8300 1234 | **E:** sales@christopher-russell.co.uk

www.christopher-russell.co.uk

**Christopher
Russell**
PROPERTY SERVICES