



Offers in Region of £515,000
Craybrooke Road, Sidcup, Kent, DA14
4HL



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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Two bedroom detached bungalow situated in an highly sought after road which is extremely convenient for Sidcup High Street including Waitrose which is less than a minutes walk away.

This one off property offers enormous potential to extend and redevelop or could be ideal for someone looking to downsize into a smaller property a level walk to shops and transport facilities.

The accommodation comprises, entrance porch, hallway, lounge/diner, kitchen/breakfast room, conservatory, two bedrooms and a shower room.

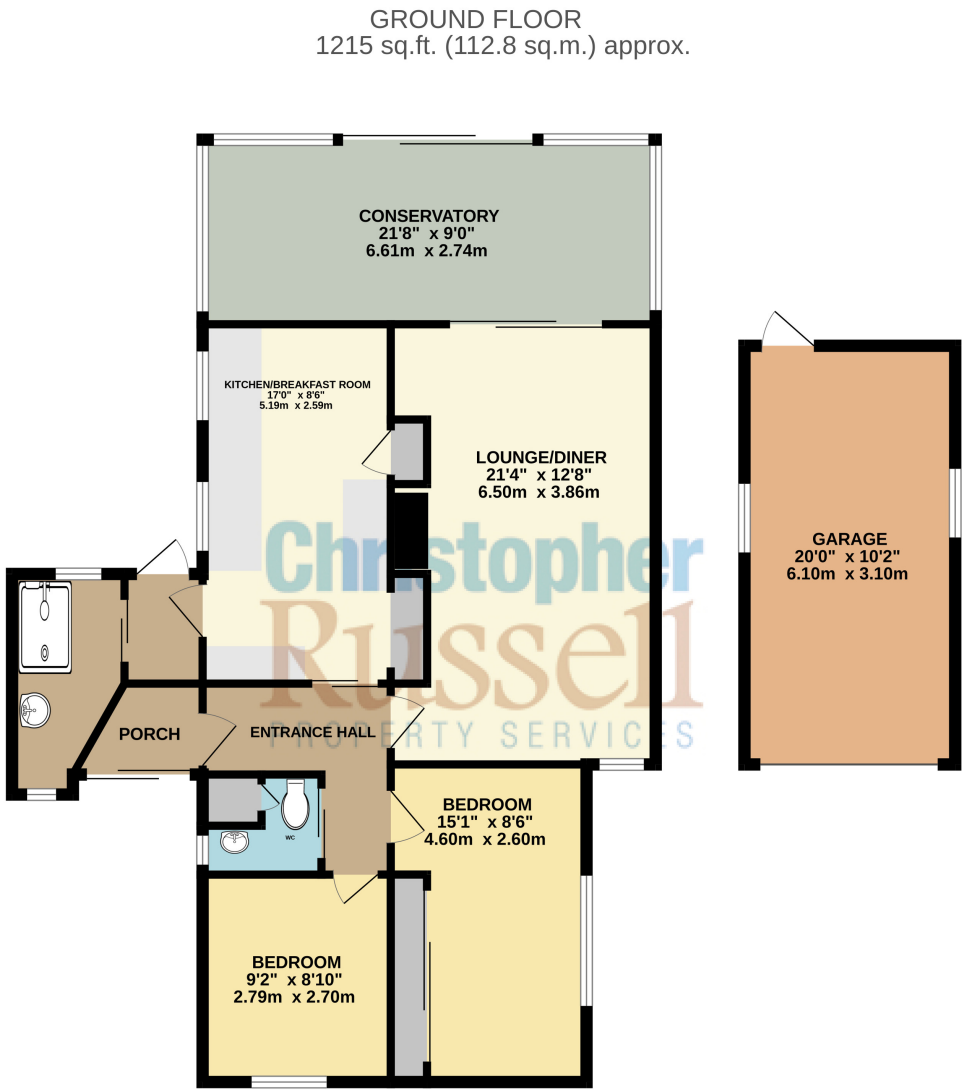
The property features a modern fitted kitchen and shower room which as been renovated to provide a walk in shower. There is gas central heating and double glazing.

There is ample off street parking on a good sized driveway and access to a detached garage.

The level rear garden that extends approximately 80ft features a patio and lawn.

Council Tax Band E.

Agents Note: Material Information is available online as brochure 2 below.



TOTAL FLOOR AREA : 1215 sq.ft. (112.8 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+)	59	73
A		
(81-91)		
B		
(69-80)		
C		
(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		