



Guide Price £450,000

Queenswood Road, Sidcup, Kent, DA15 8QP

Christopher Russell
PROPERTY SERVICES



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Guide Price £450,000 to £475,000.

A three bed neo-Georgian end of terrace property being offered end of chain, set in a quiet location, close to Our Lady of The Rosary and Days Lane primary schools.

The property comprises to the ground floor, entrance hall, good sized lounge and kitchen/dining room.

To the first floor are three bedrooms, two which are double and the family bathroom.

Outside, the rear garden is laid to lawn with flower beds. The garden would lend itself to an extension being built and there should be no reason why planning permission should not be obtained to substantially increase the size of the property.

To the front is a neat garden with side access to the rear.

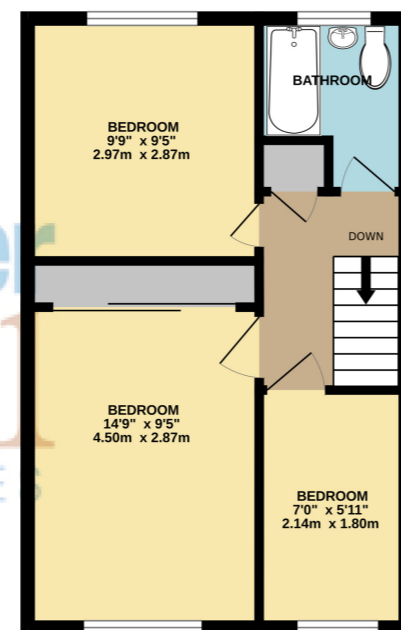
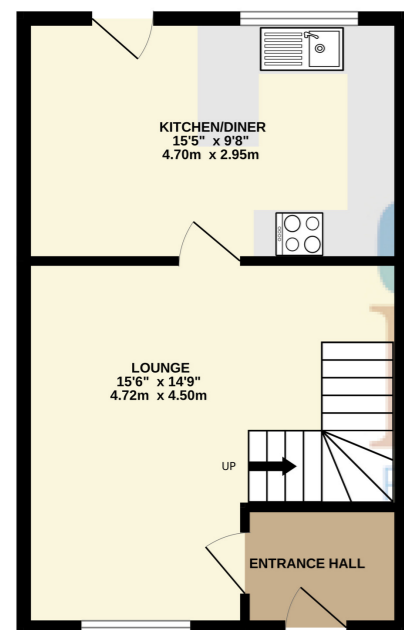
Off street parking is provided to the rear with a single garage and space for two further vehicles.

Council Tax Band D.



GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



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TOTAL FLOOR AREA : 898 sq.ft. (83.4 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		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			