



£799,950
Blackfen Road, Sidcup, Kent, DA15 9NJ

**Christopher
Russell**
PROPERTY SERVICES



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A deceptively spacious four/five-bedroom, three-bathroom detached house offered chain free, boasting just under 2,000 sq. ft. of accommodation.

Presented in good decorative condition, the property features open-plan and versatile living space arranged over two floors.

This double-fronted family home comprises a large entrance hall, a spacious lounge, a reception room that could be used as a fifth bedroom, a cloakroom, a utility room, and an impressive open-plan kitchen/dining/family room with bi-fold doors leading to the landscaped rear garden.

On the first floor, off a large and bright landing, are four double bedrooms, two en-suite shower rooms, and a generous family bathroom.

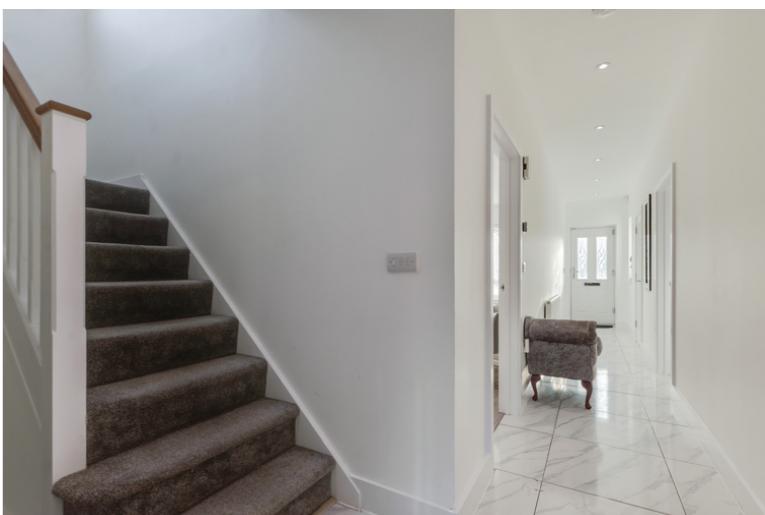
Outside, there is a driveway providing off-street parking for two to three cars, along with a landscaped rear garden featuring a patio area, artificial lawn, and access to a garden room currently used by the owner as a workshop.

Council Tax Band F.



TOTAL FLOOR AREA - 2014 sq.ft. (187.1 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. The services, fixtures and fittings 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		
(69-80)	C		82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		63
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

England, Scotland & Wales