

Offers in Region of £975,000
Marrabon Close, Sidcup, Kent, DA15
9EF

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Beautifully presented and fully modernised four bedroom detached house situated in an exceptionally small gated development within a short walk to Sidcup train station.

Having undergone a significant amount of recent modernisation, which has been finished to an exceptionally high standard the property comprises four bedrooms, en suite shower room and family bathroom on the first floor with a entrance hall, lounge, open planned kitchen/diner, cloakroom and conservatory on the ground floor. There is great potential to extend into the loft space stpp.

The recent modernisation includes plastering of walls and ceilings, new upvc double glazed windows and doors and garage, new kitchen with stone worksurfaces, new floor coverings throughout, new bathroom suite, new and remodelled en-suite, recently modernised conservatory that features a new fully insulated roof, landscaped west facing rear garden and and new extended driveway with parking for several cars.

There is a detached double garage with new electrically powered roller door and remote fob.

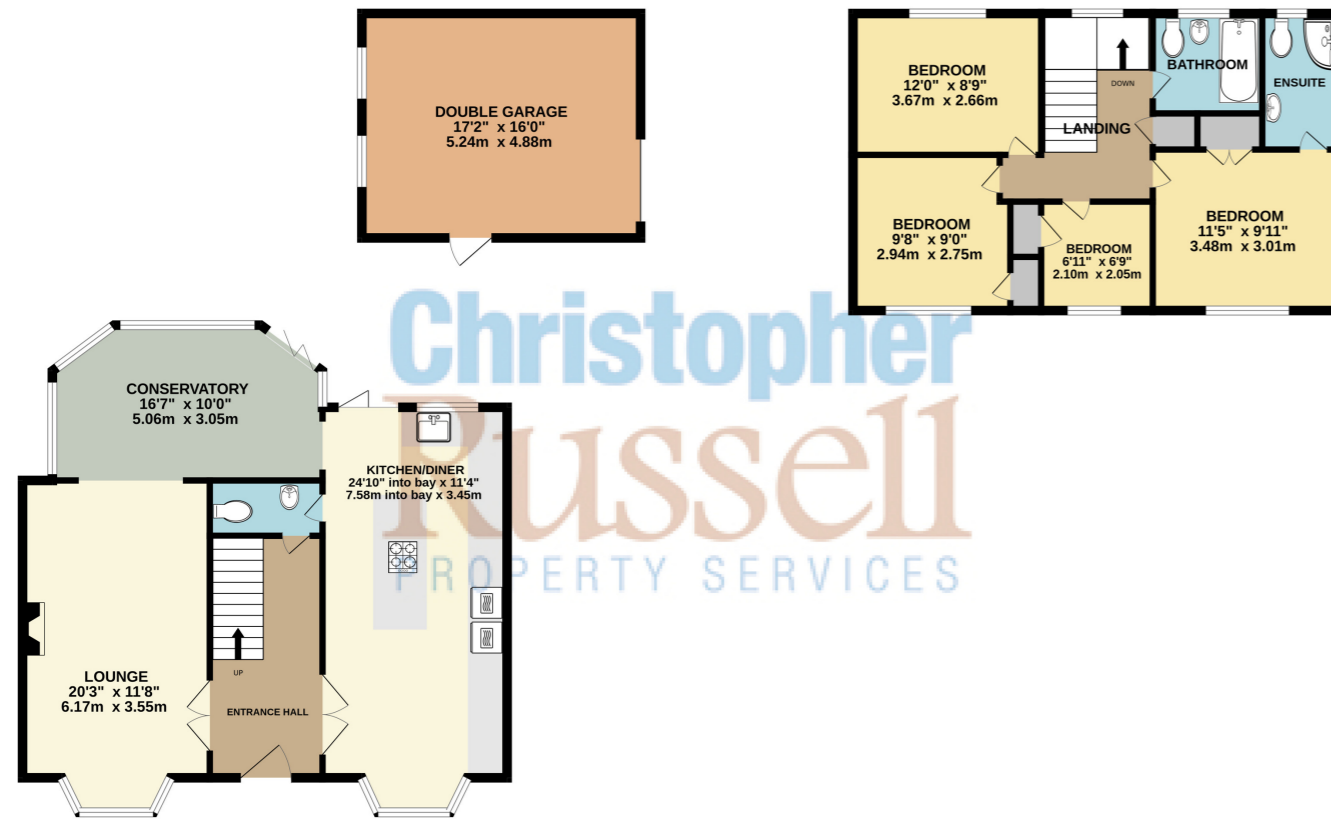
There is potential to extend into the loft to create a master bedroom with en suite subject to planning permission.

Council Tax Band G.



GROUND FLOOR
1007 sq.ft. (93.5 sq.m.) approx.

1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



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TOTAL FLOOR AREA: 1555 sq.ft. (144.5 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	