

Guide Price £825,000  
Willersley Avenue, Sidcup, Kent, DA15  
9EW

Christopher  
Russell  
PROPERTY SERVICES



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.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Guide Price £825,000 to £850,000.

Beautifully presented, extended 'Smith' built semi detached chalet style house situated on one of Sidcup's most sought after roads, approximately half a mile to Sidcup train station and within a short walk to Chatsworth Infant, Burnt Oak and Holy Trinity Primary Schools.

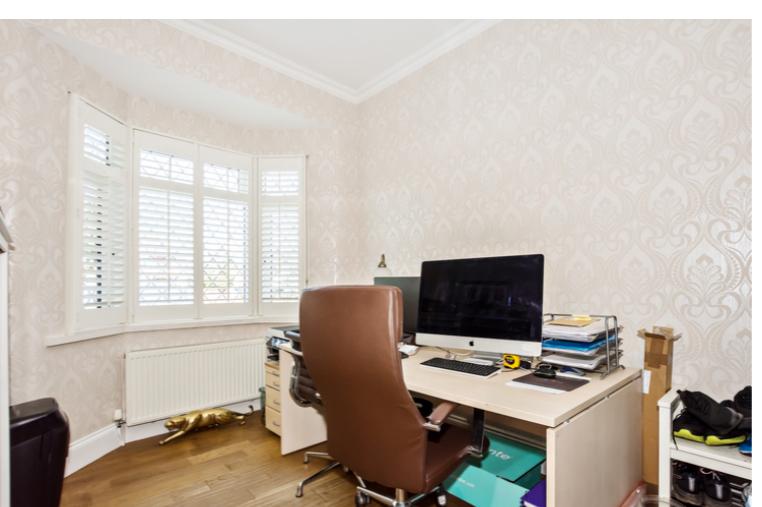
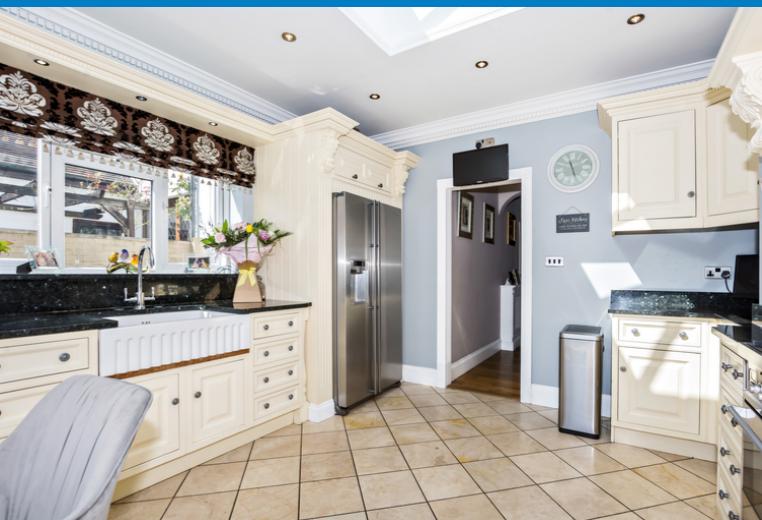
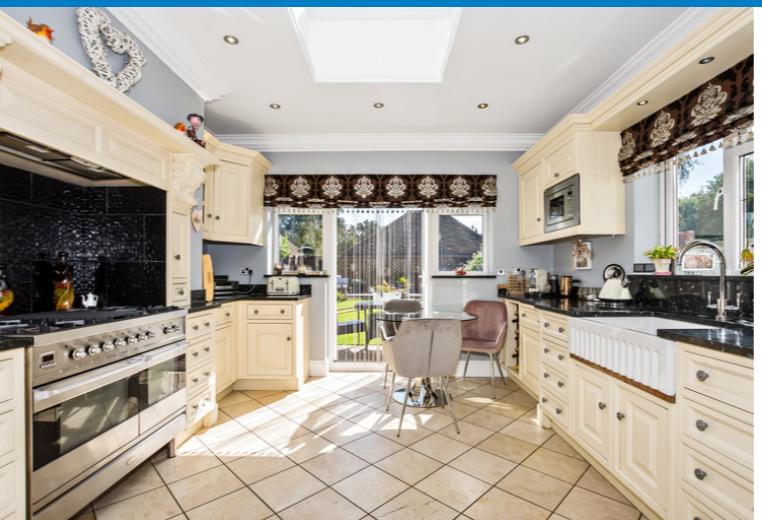
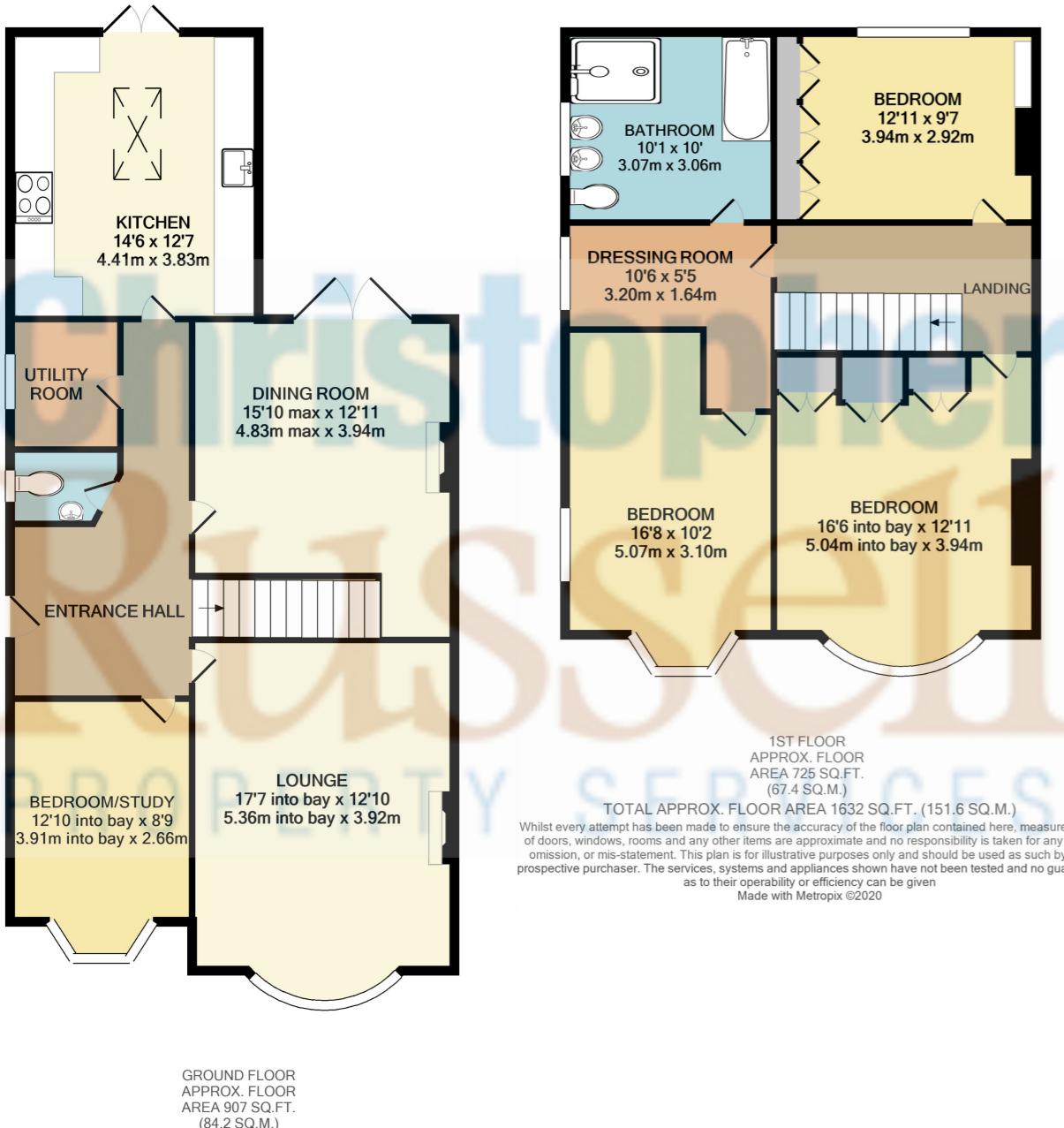
Presented in excellent decorative condition, this spacious four bedroom house has been well maintained and comprises larger than average versatile accommodation with planning permission still valid to extend the ground floor even more.

Features include a lounge with a solid fuel burner, oak flooring and window shutters, separate dining room, kitchen /breakfast room with a range of be-spoke fitted kitchen units complimented with granite work surfaces and a stunning central ceiling lantern, bedroom 4/office/study/playroom, utility room and separate w.c.

The first floor comprises three double bedrooms, two with a full range of fitted wardrobes and window shutters to all bedrooms. There is a larger than average landing that is ideal for a dressing area and a feature bathroom.

Set back from the road the property has a large driveway that provides off street parking for several cars. There is secure side access leading to a good sized south facing rear garden with an L shaped patio laid in Indian Sandstone and a lawn and a detached garage that is ideal for storage or converting into an office or studio.

Council Tax Band G.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		56
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			