



Offers in Excess of £625,000
Westbrooke Road, Sidcup, Kent, DA15
7PH

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.

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Christopher Russell Property Services

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Four bedroom semi detached house situated within a short walk to Dulverton Primary and Chislehurst and Sidcup Grammar Schools.

Ideally located for Sidcup and New Eltham train stations this well presented property is in good decorative condition.

This family home comprises, entrance hall, lounge, dining room, conservatory, kitchen and an integral garage that could be easily converted into living accommodation. The first floor comprises four bedrooms and a shower room.

Featuring gas central heating with a newly installed boiler, double glazing, off street parking for three cars and a South facing rear garden extending approximately 60 to 70ft.

Council Tax Band E.

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



GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.

1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 1326 sq.ft. (123.1 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. 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		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	