



£850,000

Hurst Road, Sidcup, Kent, DA15 9AF

**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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A stunning five bedroom, two bathroom semi detached chalet style house that has just been fully extended and completely refurbished providing long term guarantees.

This larger than average chalet style house which is a short walk to Sidcup train station, Chislehurst and Sidcup grammar school and The Marks and Spencer food hall has been finished to an exceptionally high standard.

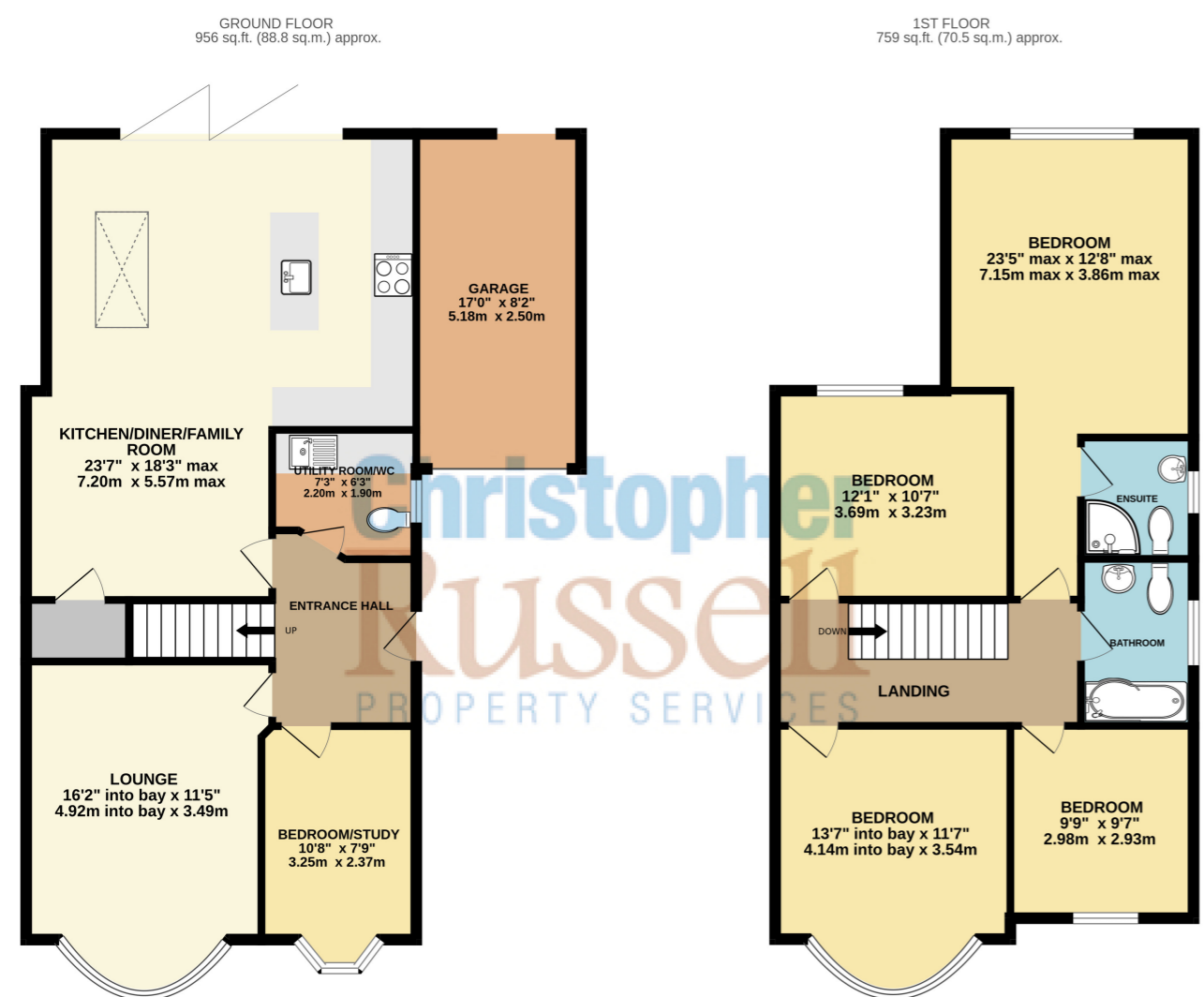
The accommodation on the ground comprises; Entrance hall, lounge, study/playroom/bedroom 5, a large open planned kitchen/diner/family room with bi fold doors with integrated magnetic blinds and a midnight blue integrated kitchen complimented with quartz work surfaces and central island cloakroom combined utility room on the ground floor with four double bedrooms, en suite shower room to the main bedroom and a family bathroom on the first floor.

The property has been completely refurbished which includes a new electrical installation, new plumbing system including a new boiler under a long guarantee, new roof, new windows, doors and roof lantern all under a long guarantee, new kitchen with Bosch appliances and quartz work surfaces, new bathroom and en suite, new floor coverings, new paved driveway and landscaped rear garden.

The front driveway provides off street parking for several cars.

The south facing rear garden that extends approximately 100ft has a new patio and newly turfed lawn.

Council Tax Band E.



TOTAL FLOOR AREA: 1715 sq.ft. (159.3 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+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			