



Guide Price £450,000
Longmead Drive, Sidcup, Kent, DA14 4NY

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 From £450,000 to £500,000

Open Days: Thursday 29th January and Saturday 31st January –Strictly by Appointment

A fantastic opportunity for first-time buyers, buy-to-let investors, or speculative developers to acquire this three-bedroom semi-detached house in need of complete modernisation. Set on a larger-than-average plot, the property offers substantial side garden space with enormous potential to extend or possibly develop an additional dwelling (STPP).

Ideally located within easy reach of Albany Park train station, Foots Cray Meadows, and a selection of highly regarded schools, including Royal Park Primary Academy, Cleeve Meadow School, Hurstmere School for Boys, and Chislehurst & Sidcup Grammar School.

The property is offered for sale as seen and on an unconditional basis, with no conditions relating to planning permission.

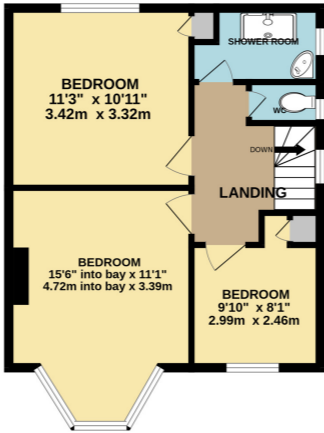
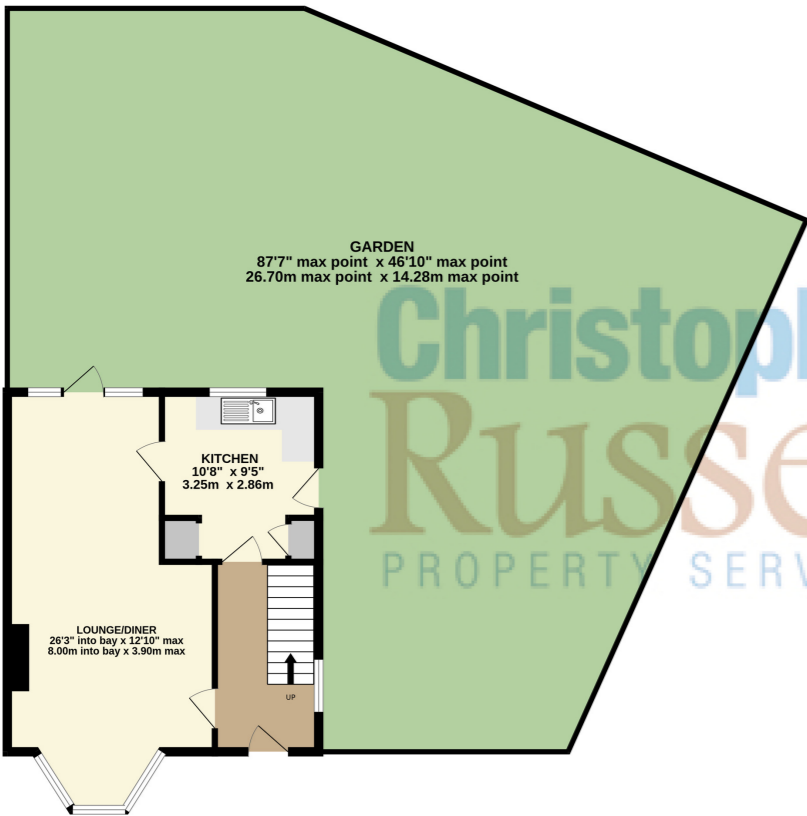
Council Tax Band E.

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



GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 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.
Made with Metropix ©2026