



Guide Price £710,000
Queenswood Road, Sidcup, Kent, DA15
8QR

Christopher
Russell
PROPERTY SERVICES



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Guide Price £710,000 to £730,000

Deceptively spacious five bedroom, two bathroom detached house forming one of the two individual houses built approximately 22 years ago. Situated in an excellent location for Bexley Grammar, Blackfen Girls and Days Lane Primary Schools. The Oval is a short walk away with an array of restaurants, shops and cafes and approximately one mile to Falconwood and Welling train stations and easy access to New Eltham train station.

This well presented home has been recently modernised to feature a newly installed fitted and part integrated kitchen, modernised bathroom and cloakroom, new flooring and has been redecorated throughout. To the main bedroom is an ensuite shower and the property features gas central heating and double glazing.

The accommodation comprises; entrance hall, cloakroom, spacious open planned lounge, dining room and kitchen/breakfast room on the ground floor.

To the first floor are three bedrooms, ensuite shower room to the main bedroom and a family bathroom. On the second floor are another two bedrooms.

Outside to the front is a driveway that can provide parking for two cars and a South facing rear garden extending approximately 100ft with established plants and lawn.

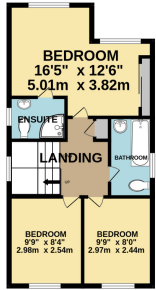
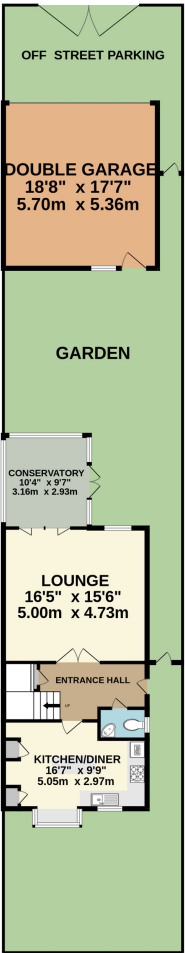
There is a large detached 18'8" x 18'7" garage with power and light. The garage is accessed via Fen Grove and the current homeowners have had the access to the garage fenced in which can be easily removed if someone needed vehicular access.

Council Tax Band F.

GROUND FLOOR
977 sq ft (90.5 sq m) approx.

1ST FLOOR
500 sq ft (46.5 sq m) approx.

2ND FLOOR
361 sq ft (33.5 sq m) approx.



TOTAL FLOOR AREA : 1841 sq.ft. (171.0 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		85
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		