



£1,000,000

Priestlands Park Road, Sidcup, Kent,
DA15 7HR

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Modern detached four bedroom, three bathroom house situated in the popular Christchurch conservation area within a short walk to Sidcup train station, both Benedict House and West Lodge Preparatory Schools as well as Chislehurst and Sidcup grammar school.

Offered with no onward chain, this family home comprises on the ground floor a spacious entrance hall, beautiful lounge overlooking the rear garden, separate dining room, kitchen/breakfast room and a separate w.c. There is an integral garage that, subject to planning permission, could be converted into another reception room.

On the first floor there are four bedrooms, an en suite shower room to the main bedroom, a Jack and Jill en-suite bathroom and another separate family bathroom.

The property offers great potential to extend to the side and has a beautiful rear garden that has been exceptionally well maintained.

The front in and out driveway provides off street parking .

Council Tax Band G.



GROUND FLOOR
991 sq.ft. (92.0 sq.m.) approx.

1ST FLOOR
877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA: 1867 sq.ft. (173.5 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		81
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England, Scotland & Wales	