

£510,000

Fen Grove, Sidcup, Kent, DA15 8QN

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Stunning three bedroom semi detached chalet style house that has been subject to recently being extended as well as completely modernised by the current owners.

This beautifully presented family home is situated in a very popular and convenient location a short walk to Days Lane Primary School and easy access to New Eltham train station.

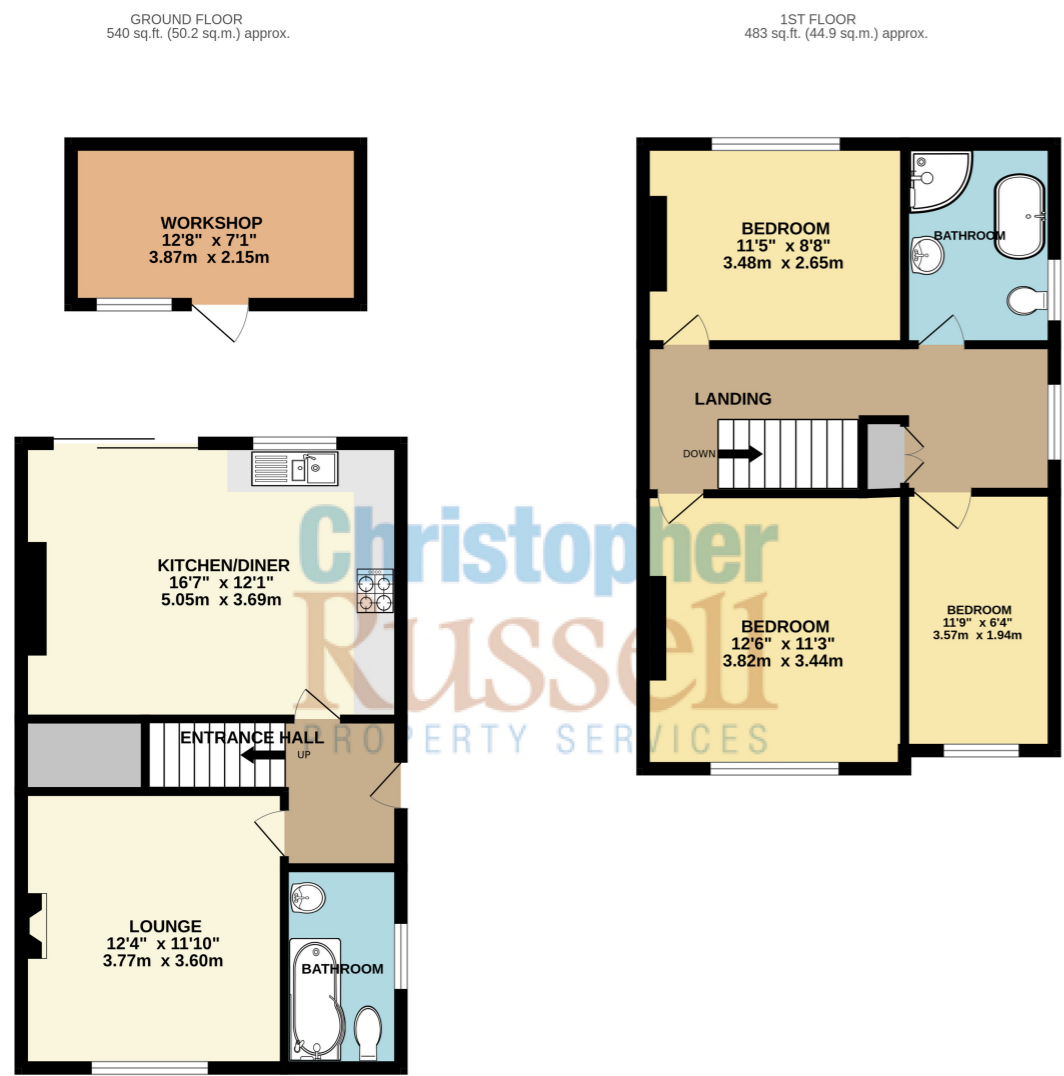
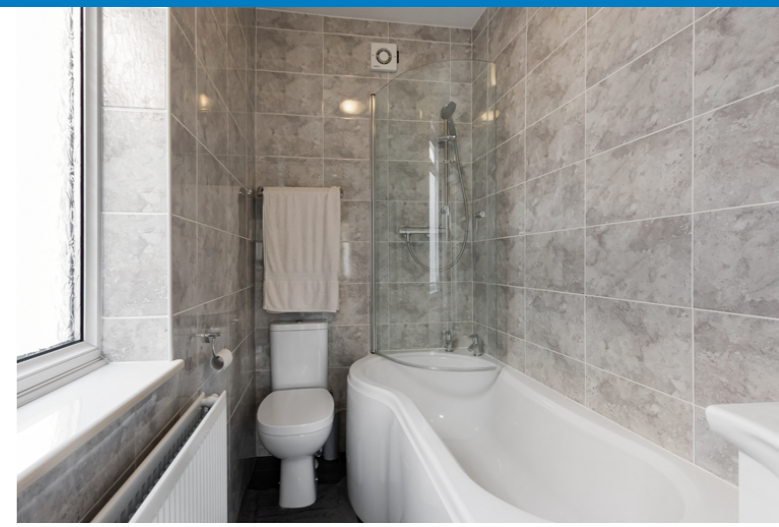
Featuring two bathrooms the property is ideal for families or someone looking to downsize into a home that needs no modernisation or redecoration.

The accommodation comprises; entrance hall, lounge, kitchen/diner and shower room on the ground floor with the first floor featuring three bedrooms, luxury bathroom suite with freestanding bath and separate shower enclosure on the first floor with a larger than average landing that can be used as a study area.

There is off street parking on the front driveway for two/three cars and a landscaped rear garden featuring a patio, lawn, flower borders and a garden workshop with power and light.

There is side access from the front to the rear garden.

Council Tax Band D.



TOTAL FLOOR AREA: 1024 sq.ft. (95.1 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		88
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			