

Offers in Excess of £485,000
Woodbine Road, Sidcup, Kent, DA15
8JJ

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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Larger than average two double bedroom semi detached chalet style house with enormous potential to extend to a larger family home.

Situated in a very popular location within a short walk to Sidcup and New Eltham train stations, Days Lane Primary and several secondary and Grammar Schools including Chislehurst and Sidcup.

Offered as end of chain, this well presented property in excellent decorative condition comprises two double bedrooms on the first floor with an entrance hall, lounge, dining room, conservatory and bathroom on the ground floor.

To the side is a very large attached garage that could be converted to living accommodation.

The front driveway provides off street parking and an easy to maintain rear garden.

Council Tax Band D.



GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.

1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (120.9 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		82
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			