



Offers in Region of £450,000

Queenswood Road, Sidcup, Kent, DA15 8QP

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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A three bed neo-Georgian end of terrace property being offered end of chain, set in a quiet location, close to Our Lady of The Rosary and Days Lane primary schools.

The property comprises to the ground floor, entrance hall, good sized lounge and kitchen/dining room.

To the first floor are three bedrooms, two which are double and the family bathroom.

Outside, the rear garden is laid to lawn with flower beds. The garden would lend itself to an extension being built and there should be no reason why planning permission should not be obtained to substantially increase the size of the property.

To the front is a neat garden with side access to the rear.

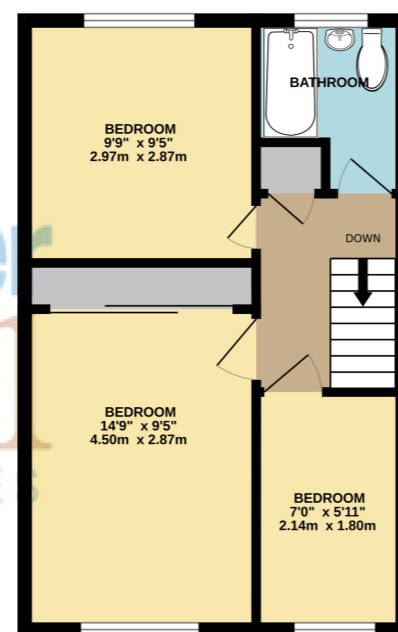
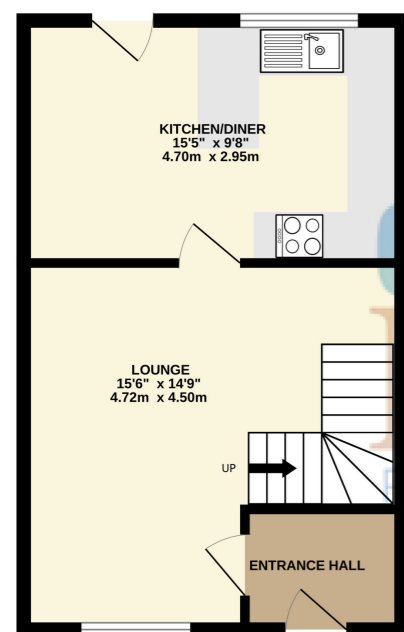
Off street parking is provided to the rear with a single garage and space for two further vehicles.

Council Tax Band D.



GROUND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.

1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 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+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			