



£460,000

Fairfield Close, Sidcup, Kent, DA15 8QS

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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Three bedroom extended semi detached house located in a very popular small cul-de-sac situated conveniently for Days Lane and Our Lady of the Rosary Primary Schools and a short walk to local transport and shopping facilities.

Offered with no onward chain, this family home has been well maintained and comprises; entrance porch, entrance hall, lounge, extended kitchen/diner on the ground floor with three bedrooms and a first floor bathroom. The property features gas fired central heating, double glazing, and a modern bathroom suite.

There is a great potential to extend the ground and first floor accommodation as well as the conversion of the loft space.

Outside is a rear garden approximately 70ft laid mainly to lawn with a large block paved patio.

There is off street parking to the front that provides access at the side with double gates that lead to a garage with an up and over door.

Please note this sale is a probate sale and the probate has been applied for.

Council Tax Band D.

Agents Note: Probate Applied For.

Agents Note: Material Information is available online as brochure 2 below.



GROUND FLOOR  
567 sq.ft. (52.7 sq.m.) approx.

1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



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TOTAL FLOOR AREA: 943 sq.ft. (87.6 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>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	57	
(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			