



Offers in Excess of £695,000
Somerhill Avenue, Sidcup, Kent,

**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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Beautifully presented, three double bedroom semi detached chalet style property situated in the popular Marlborough Park location within walking distance to Sidcup train station and a selection of Primary and Secondary schools including Chatsworth infants, Burnt Oak junior school, Holy Trinity CofE and Chislehurst and Sidcup grammar school.

Having been finished to a very high specification the property has been fully extended downstairs but does offer potential to further extend upstairs (STPP).

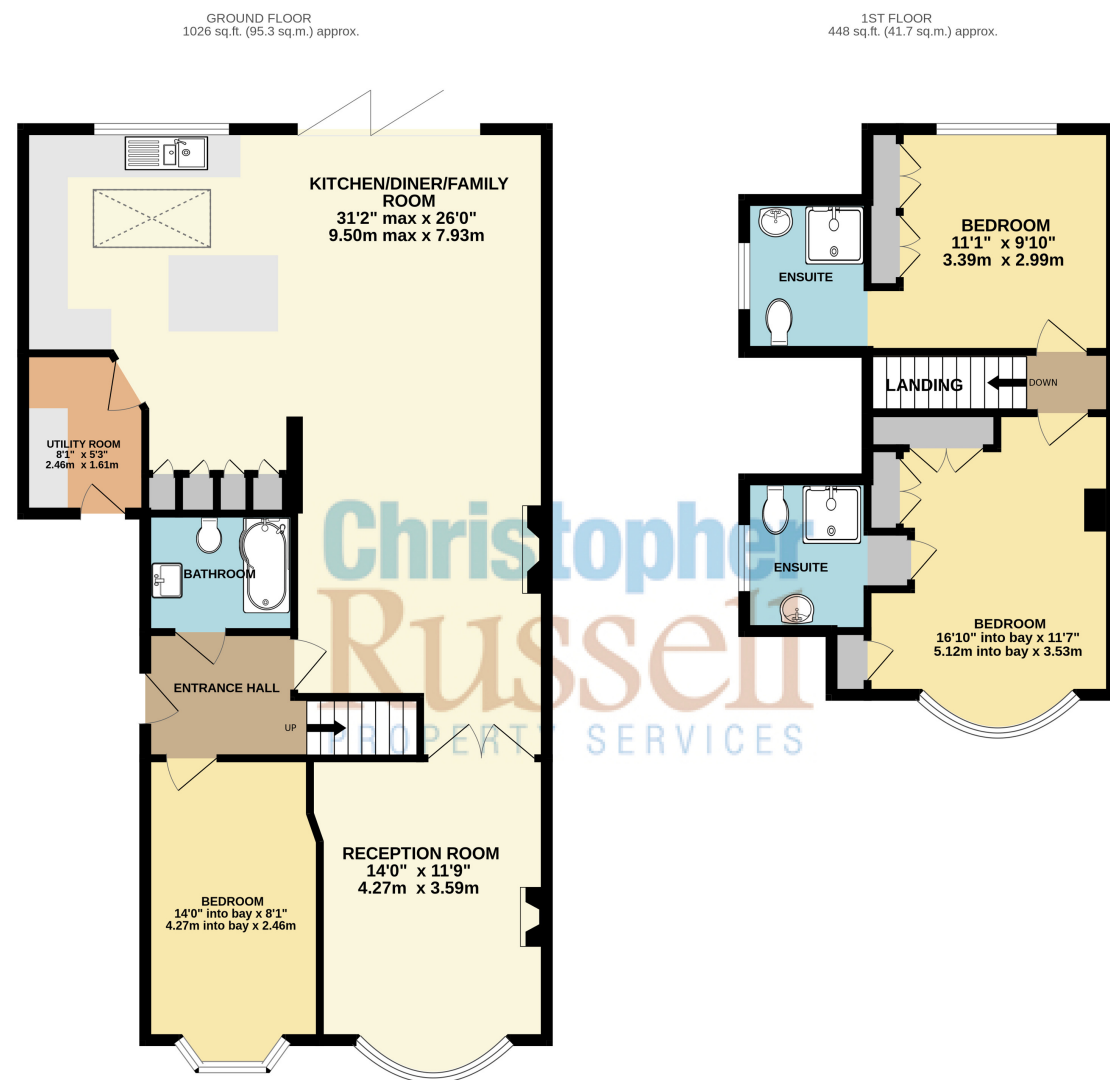
Downstairs, the property comprises an entrance hall, third bedroom, family bathroom, a reception room currently being used as a dining area and a large extended open planned family room with a modern fitted kitchen, a utility room and bi-folding doors leading to the rear garden.

Upstairs are the original two double bedrooms with two dormer extensions to create en suite shower rooms to both bedrooms.

The rear garden features a patio area, artificial lawn and an summerhouse at the rear of the garden.

There is off street parking for several cars to the front.

Council Tax Band E.



TOTAL FLOOR AREA: 1474 sq.ft. (137.0 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			
(92-100)	A		
(81-91)	B		81
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			