



Guide Price £700,000

Halfway Street, Sidcup, Kent, DA15 8DB

**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.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Beautifully presented four bedroom semi detached house set back from the road situated in a very convenient location 0.6 miles to Sidcup train station and Marks and Spencer Food Hall and a short walk to New Eltham train station.

Presented in excellent decorative condition the property has been thoughtfully extended and modernised to a good standard.

The accommodation comprises; entrance hall, open planned lounge, separate family room, spacious kitchen/diner and a shower room on the ground floor. There is also a garage that could be converted in accommodation STPP.

The first floor comprises four bedrooms and a family bathroom.

Features a full range of include fitted wardrobes to three of the four bedrooms, modern bathroom suite, modern shower room, modern fitted kitchen with granite transformation worksurfaces and island with an integrated dishwasher and fridge freezer.

Outside there is ample off street parking and a single garage that can be accessed via the driveway and also inside the property.

The secluded rear garden extends approximately 80ft featuring a large patio, lawn, range of established borders. There is a good sized brick store at the end of the garden.

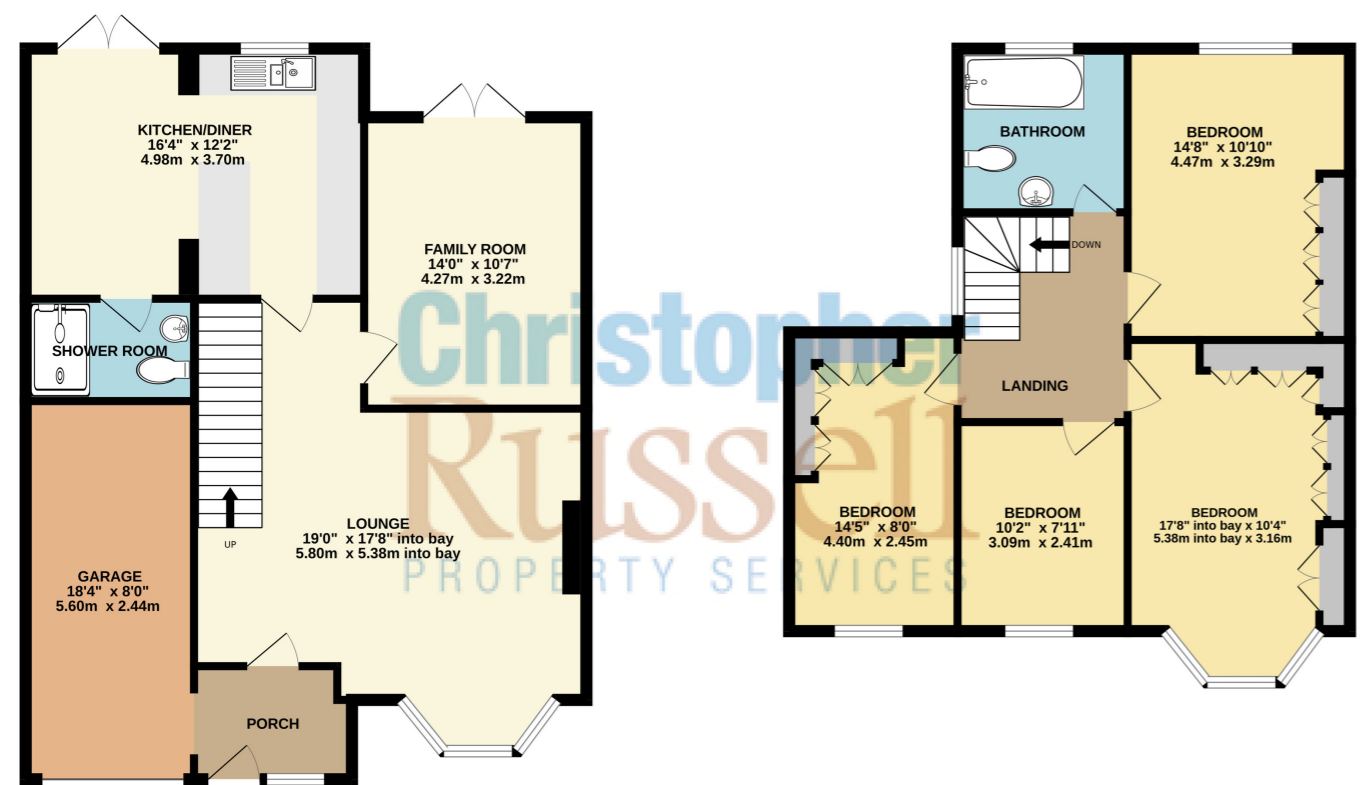
Agents Note: Note: Under the Estate Agents Act 1979 we must disclose that there is a personal interest in the sale of this property linked to a member of our staff.

Council Tax Band E.



GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.

1ST FLOOR
669 sq.ft. (62.2 sq.m.) approx.



Christopher
RUSSELL
PROPERTY SERVICES

TOTAL FLOOR AREA: 1558 sq.ft. (144.8 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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			