



£585,000

Sidcup Hill, Sidcup, Kent, DA14 6HY

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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Four bedroom, three reception room, three bathroom detached period house situated in a very convenient location for Sidcup High Street and all local transport facilities.

Presented in good decorative condition the property comprises, entrance hall, spacious though lounge, open planned kitchen/diner and shower room on the ground floor. The first floor comprises; four bedrooms, en suite shower room to the main bedroom and a separate family bathroom.

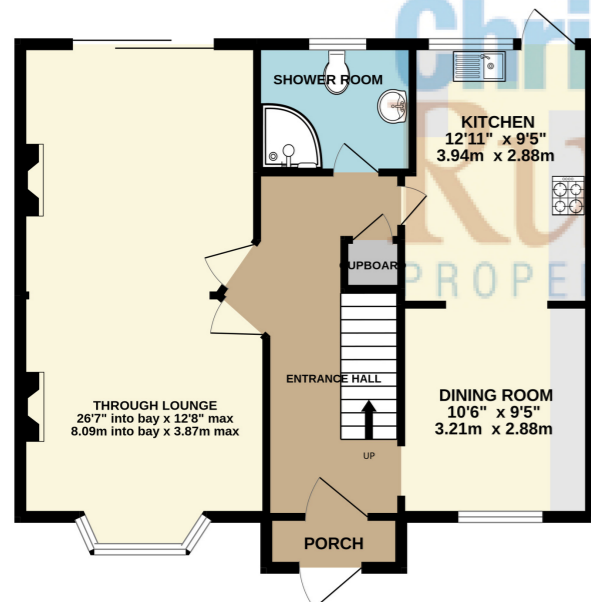
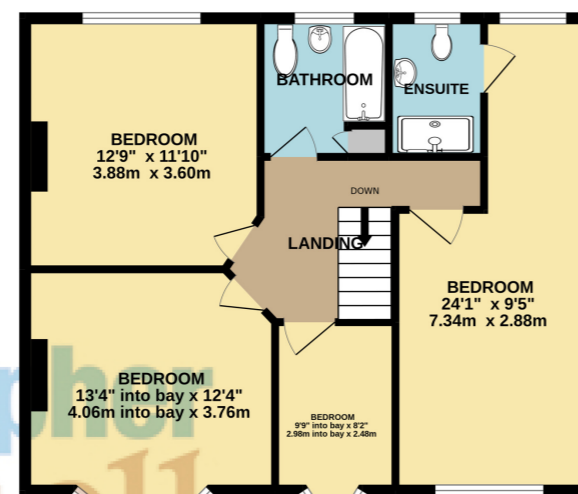
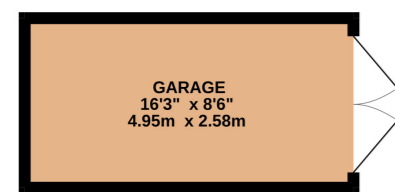
Features include gas central heating, double glazing, modern fitted kitchen, modern bathroom and shower rooms, off street parking and a DETACHED GARAGE.

Council Tax Band F.



GROUND FLOOR

1ST FLOOR



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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		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	