



# Guide Price From £400,000 Shirley Road, Sidcup, Kent, DA15 7JW

**Christopher  
Russell**  
PROPERTY SERVICES



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Guide Price From £400,000 to £415,000

Two double bedroom terraced period home situated in a popular location, convenient for Sidcup and New Eltham train stations, as well as local shopping facilities.

Presented in excellent decorative condition, this exceptionally well-presented home features a modern fitted kitchen, a contemporary bathroom suite, gas central heating, double glazing, and window shutters.

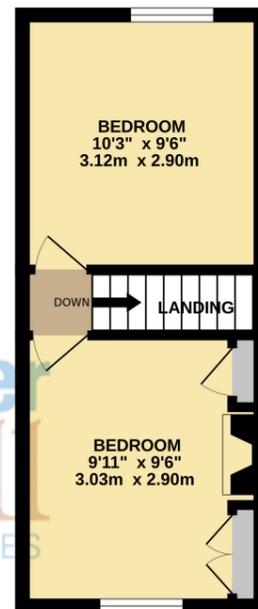
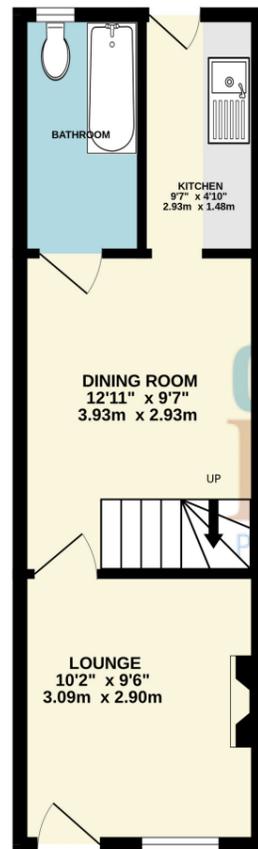
The accommodation comprises, lounge, dining room, kitchen and bathroom on the ground floor with two double bedrooms on the first floor. The front bedroom benefits from fitted wardrobes and a charming period fireplace.

Externally, the property offers a south-facing courtyard rear garden, along with a brick outhouse equipped with power and water supply. This has been thoughtfully divided into a utility area and additional storage space.



GROUND FLOOR  
313 sq.ft. (29.1 sq.m.) approx.

1ST FLOOR  
221 sq.ft. (20.5 sq.m.) approx.



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TOTAL FLOOR AREA : 534 sq.ft. (49.6 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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