



£650,000

Welbeck Avenue, Sidcup, Kent, DA15 9BU

Christopher Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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Five bedroom semi detached chalet style house situated in a very desirable and rarely available road within the very popular Marlborough Park vicinity.

This extended family home offers great potential to modernise and additionally extend.

A short walk to Sidcup train station, Chatsworth Infant, Burnt Oak and Holy Trinity Primary, Hurstmere and Chislehurst and Sidcup Grammar Schools.

The accommodation comprises, entrance hall, lounge, dining room, kitchen, bathroom, and bedroom 5/ study/playroom on the ground floor. The first floor comprises four bedrooms and shower room.

Outside there is off street parking on the front driveway that leads to a large car port leading onto a good sized detached garage.

The larger than average rear garden extends approximately 80ft that features a patio, summerhouse, lawn and a good variety of established planting.

Council Tax Band F.



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		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			