



Offers in Excess of £650,000
Elmcroft Avenue, Sidcup, Kent, DA15
8NN

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

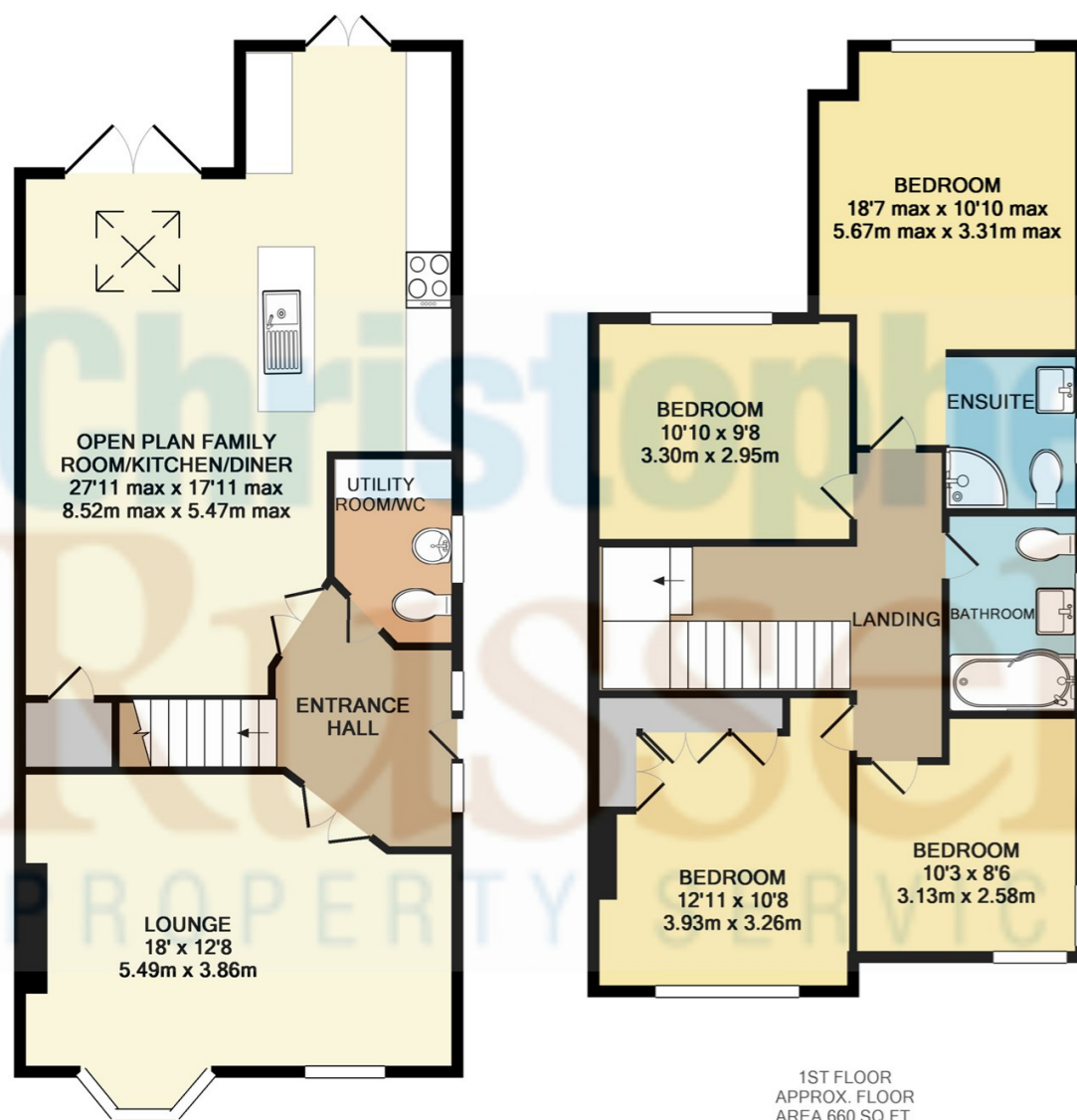
33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Impressive four double bedroom semi detached house which has been modernised to a very high standard throughout.

Under one mile to Sidcup train station and very convenient for Days Lane, Our Lady of the Rosary Primary, Bexley and Chislehurst and Sidcup Grammar Schools.

Having been refurbished to a high specification comprising open planned living accommodation to the rear of the ground floor which features a family room/kitchen diner with a cooking island, spacious separate lounge to the front, ground floor w.c with utility room, four double bedrooms with an en-suite to the master bedroom and a separate family bathroom.

Some of the specific features include a 'Nest System' operating the boiler with thermostat for the central heating, alarm security system for the main property and outside cabin, remote operated external lighting for the front driveway and garden, watering system installed to hanging baskets, flower borders and lawn sprinklers, a log cabin which is alarmed and has underfloor heating installed, power with light and TV Ariel point.



1ST FLOOR
APPROX. FLOOR
AREA 660 SQ.FT.
(61.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1375 SQ.FT. (127.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2018

GROUND FLOOR
APPROX. FLOOR
AREA 714 SQ.FT.
(66.4 SQ.M.)

