



Guide Price From £400,000
Larch Grove, Sidcup, Kent, DA15 8WQ

**Christopher
Russell**
PROPERTY SERVICES



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Guide Price From £400,000 to £425,000.

Two double bedroom terrace house situated in the popular Hollies development which is ideally located for Sidcup train station.

Positioned at the end of a cul de sac the property has been recently modernised and presented in excellent decorative condition the property comprises; though lounge/diner, kitchen on the ground floor and two double bedrooms and a bathroom on the first floor.

Features include gas central heating, double glazing, modern fitted kitchen and bathroom suite.

There is a rear garden extending approximately 40ft and allocated parking to the front.

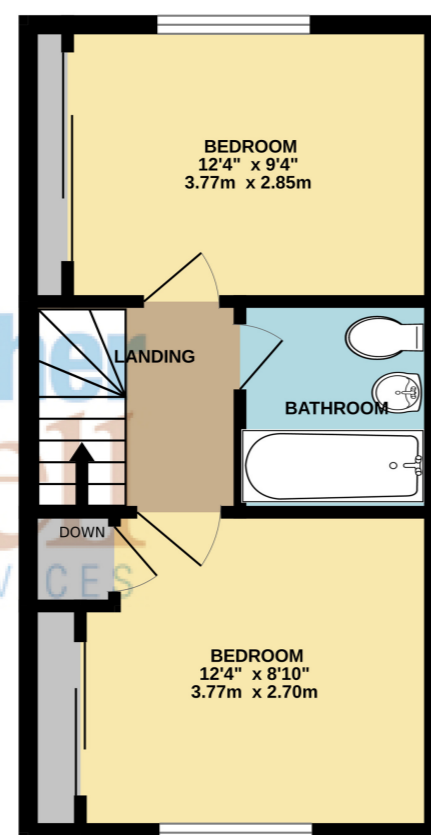
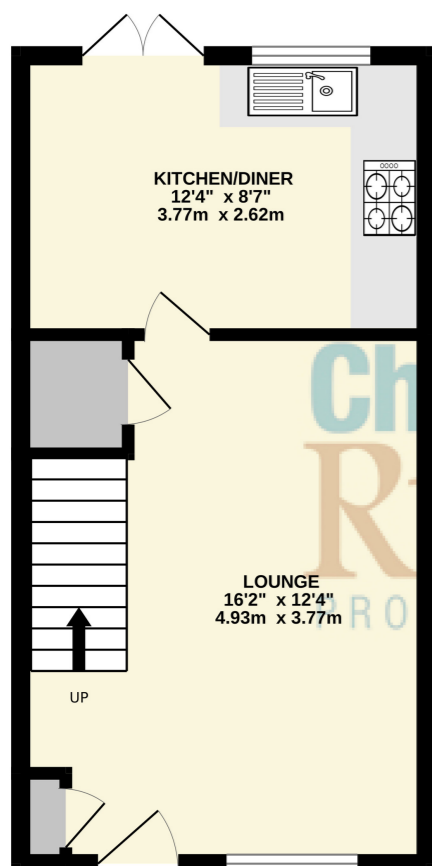
There is an annual compulsory charge for the Hollies Leisure Centre of £1,000 per annum.

Council Tax Band E.



GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.

1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



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TOTAL FLOOR AREA: 623 sq.ft. (57.8 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.

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