



Guide Price £499,999

Ellison Road, Sidcup, Kent, DA15 8BJ

Christopher Russell
PROPERTY SERVICES



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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

Larger than average three bedroom, two bathroom end of terrace house situated in a popular location a short distance to New Eltham Train Station.

Offered with no onward chain the property offers larger than average living accommodation which comprises; entrance hall, front to back lounge, separate dining room, good kitchen and shower room on the ground floor with three bedrooms and a family bathroom on the first floor.

The property features double glazing, gas central heating and a part integrated fitted kitchen.

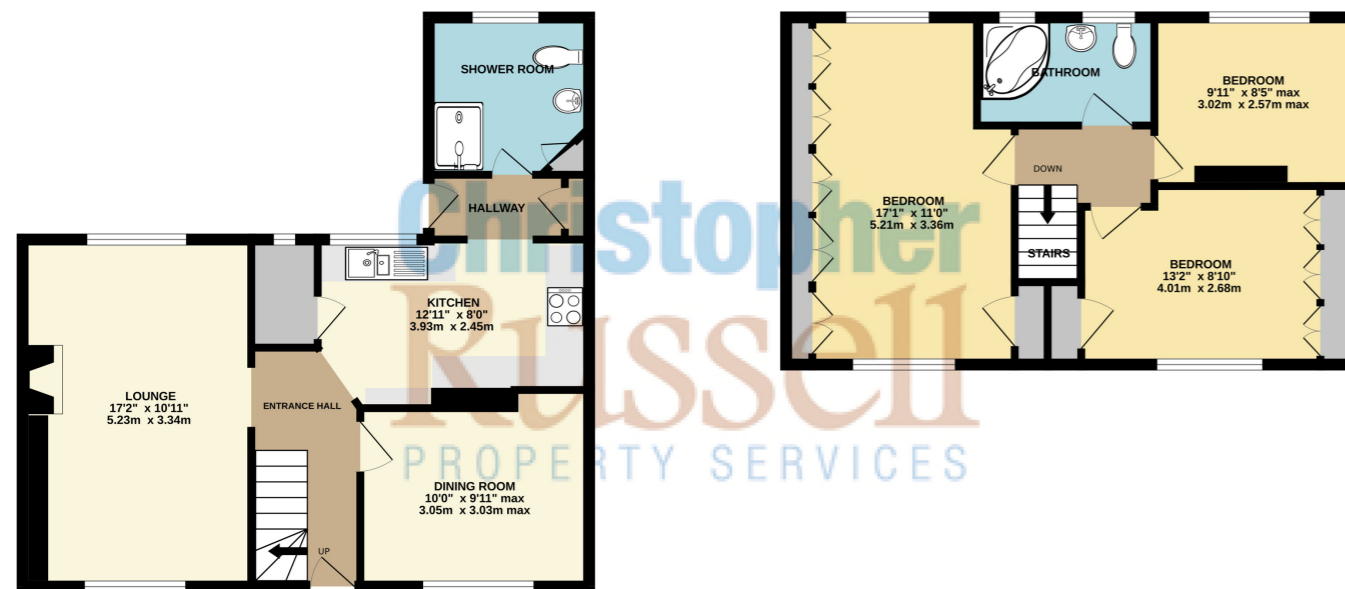
Outside there is a small front garden and a well established rear garden extending approximately 75ft.

Council Tax Band D.



GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.

1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	