



Guide Price £825,000

Priestlands Park Road, Sidcup, Kent,
DA15 7HJ

**Christopher
Russell**
PROPERTY SERVICES



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Guide Price £825,000 to £850,000

Three bedroom detached house set within one of Sidcup's most sought after roads very convenient for Sidcup train station and High Street.

Within the Christ Church Conservation area this lovely family home comprises; three bedrooms, en suite shower room and family bathroom on the first floor with a lounge overlooking the rear gardens, spacious separate reception room, study, kitchen/diner, utility room and cloakroom/WC on the ground floor.

The property has been well maintained and features double glazing, gas central heating, fitted kitchen and modern bathroom and en suite.

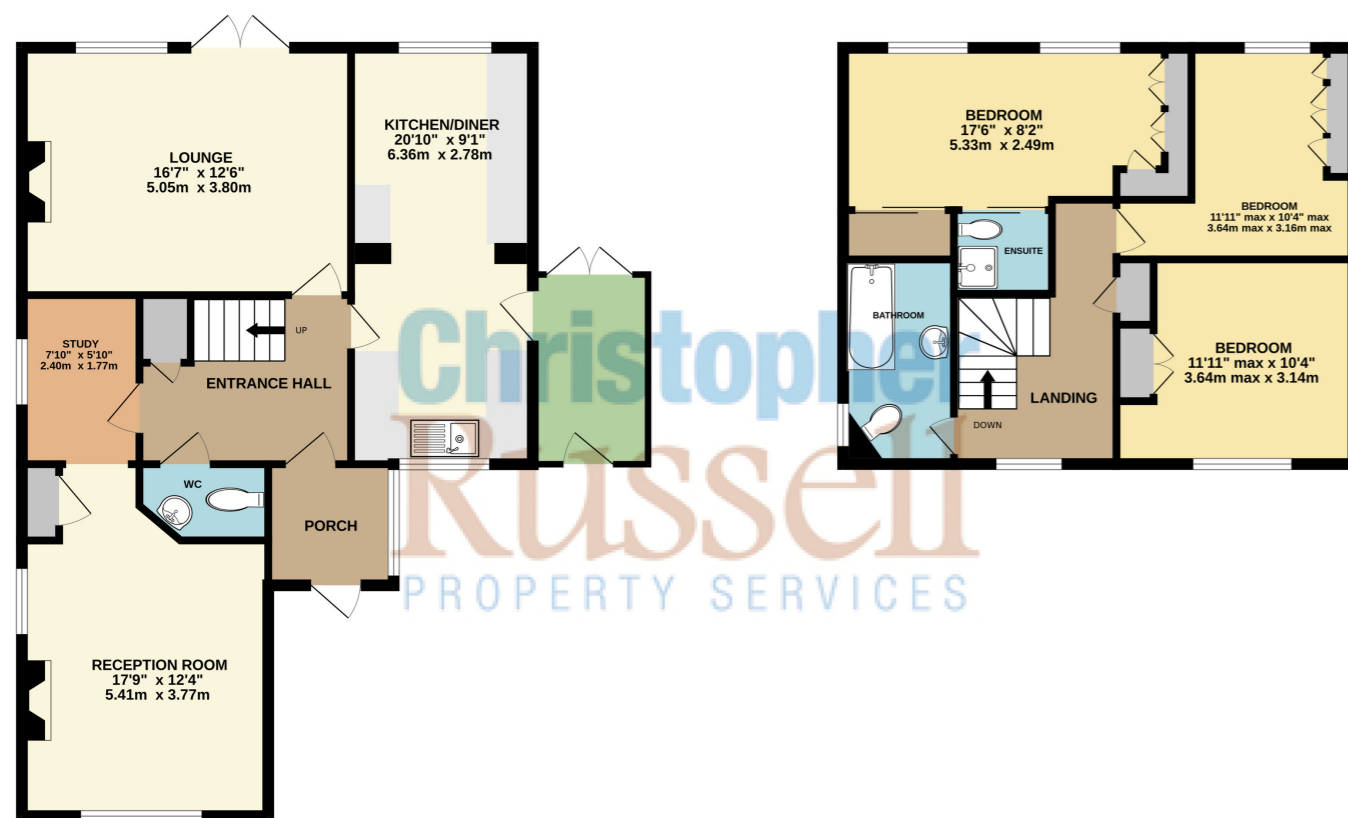
Outside there is off street parking for three cars and a well stocked and main trained rear garden extending approximately 90ft.

Council Tax Band F.



GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.

1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



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TOTAL FLOOR AREA: 1322 sq.ft. (122.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
		England, Scotland & Wales	