



Guide Price £440,000
Clayworth Close, Sidcup, Kent, DA15 9HJ

Christopher Russell
PROPERTY SERVICES



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Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Guide Price £440,000 to £460,000.

Three bedroom semi detached house situated in a small cul-de-sac, just a short walk to the shops and restaurants in Blackfen and close to local transport facilities which have excellent connections to Sidcup, Welling and New Eltham Train Stations and North Greenwich underground Station.

The property comprises; entrance hall, lounge, open planned kitchen/diner, shower room, conservatory on the ground floor with three bedrooms and a family bathroom on the first floor.

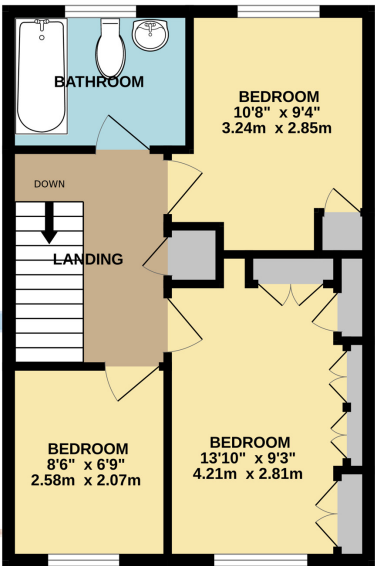
The property features a ground floor shower room, gas central heating and UPVC double glazed windows.

Council Tax Band E.



GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.

1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.5 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	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		