



**Offers in Region of £520,000**  
**Maylands Drive, Sidcup, Kent, DA14**  
**4RW**

**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

An extended and well-presented four-bedroom, two-bathroom semi-detached house located in a highly desirable area just a short walk from Albany Park Train Station, Foots Cray Meadows, and a selection of excellent schools including Royal Park Primary Academy, Cleeve Meadow School, Hurstmere School for Boys, and Chislehurst & Sidcup Grammar School.

Offering generous accommodation arranged over two floors, the ground floor comprises a welcoming entrance hall, through lounge, separate sitting room, conservatory, fitted kitchen, utility room, shower room, and a useful study area—ideal for home working.

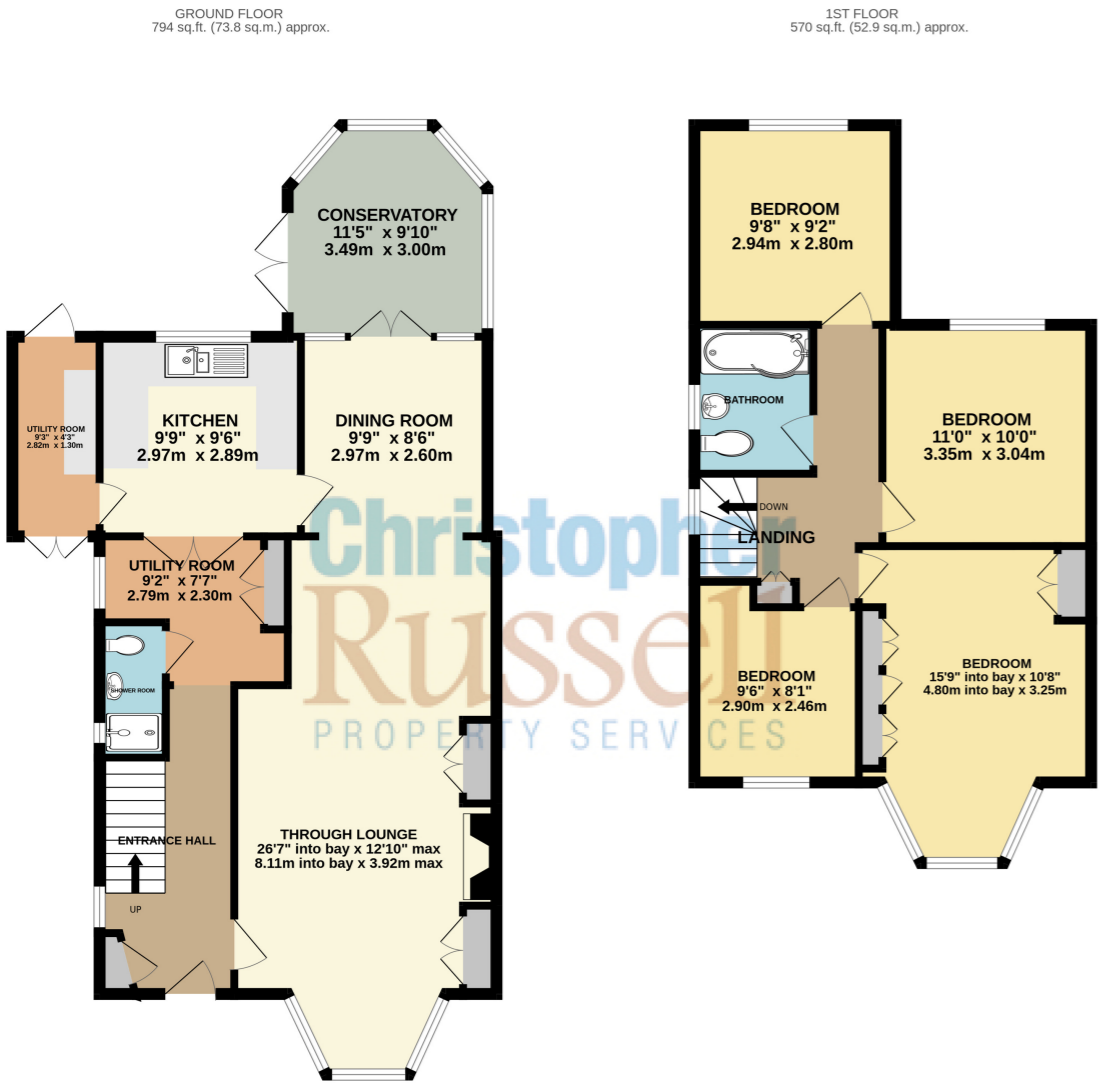
To the first floor are four bedrooms, including three doubles and one single, along with a family bathroom.

The property benefits from gas central heating, double glazing, and well-maintained kitchen, shower room, and bathroom suites.

The rear garden offers a mix of lower and upper patio areas, a lawn, well-stocked flower beds, and a delightful children’s playhouse.

We understand from the seller that they have found an onward purchase and the chain is complete, making this an attractive and straightforward opportunity for prospective buyers.

Council Tax Band D.



TOTAL FLOOR AREA: 1364 sq.ft. (126.7 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+)		82		
A				
(81-91)				
B				
(69-80)	65			
C				
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
EU Directive 2002/91/EC				
England, Scotland & Wales				