



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, Foothill Meadows, and a selection of excellent schools including Royal Park Primary Academy, Cleeve Meadow School, Hurstmead 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(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			