



£785,000
Hurst Road, Sidcup, Kent, DA15 9AF

**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

This beautifully maintained five-bedroom chalet-style semi-detached home offers generous and versatile living space, enhanced by a large ground floor extension that creates a stunning open-plan family and dining area flowing into a spacious, modern kitchen.

Ideally located just a short walk from Sidcup Train Station, Chislehurst and Sidcup Grammar School, and the Marks & Spencer Foodhall, this property enjoys a highly convenient position for commuters and families.

Ground Floor: Welcoming entrance hall, cloakroom/WC, bright and comfortable lounge, contemporary kitchen with ample storage and workspace, impressive open-plan family/dining room with garden access, separate utility room and a versatile, fifth bedroom/study. On the first floor are four well-proportioned bedrooms main bedroom with modern en suite and a family bathroom.

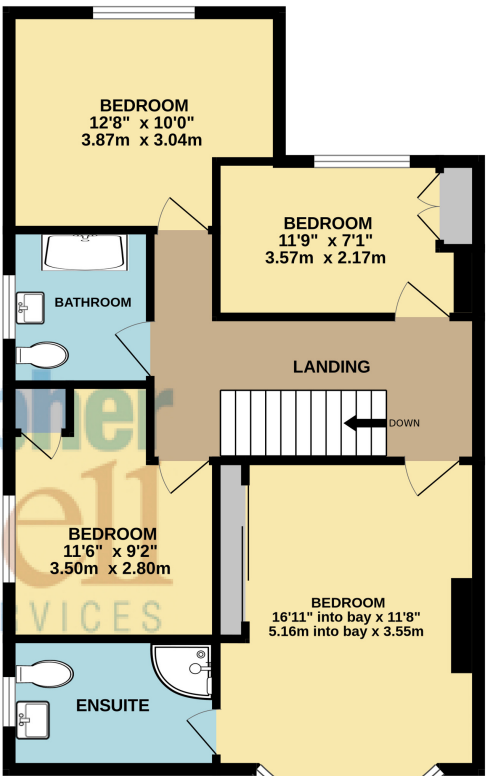
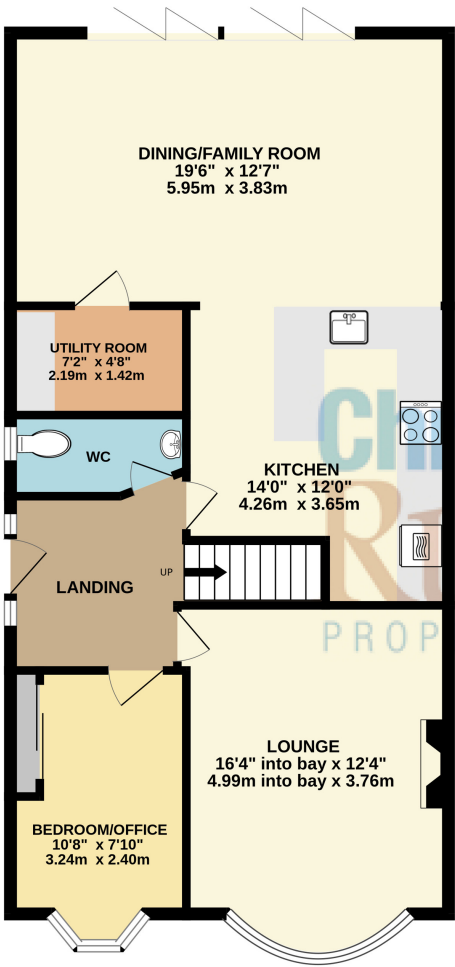
Outside the property benefits from a private rear garden and off-street parking on the front driveway.

Council Tax Band E.



GROUND FLOOR
823 sq.ft. (76.4 sq.m.) approx.

1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 1511 sq.ft. (140.4 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	
(69-80)	C	
(55-68)	D	75
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		