



Guide Price £775,000

Blackfen Road, Sidcup, Kent, DA15 9NJ

**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.

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Christopher Russell Property Services

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Guide Price £775,000 to £800,000.

A deceptively spacious four/five-bedroom, three-bathroom detached house offered chain free, boasting just under 2,000 sq. ft. of accommodation.

Presented in good decorative condition, the property features open-plan and versatile living space arranged over two floors.

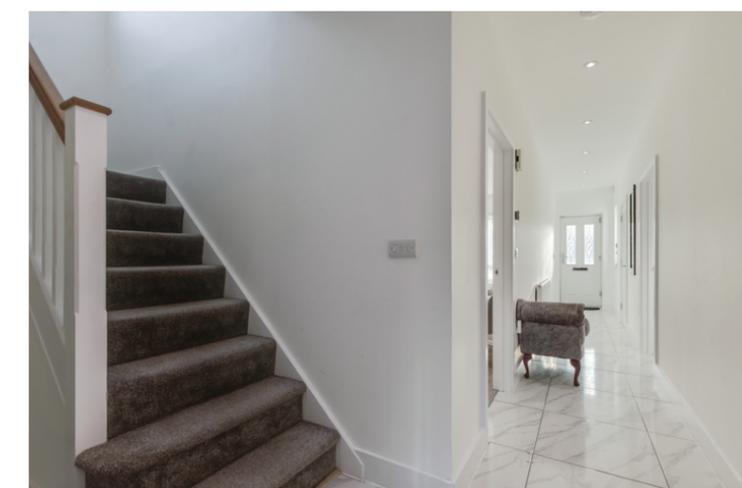
This double-fronted family home comprises a large entrance hall, a spacious lounge, a reception room that could be used as a fifth bedroom, a cloakroom, a utility room, and an impressive open-plan kitchen/dining/family room with bi-fold doors leading to the landscaped rear garden.

On the first floor, off a large and bright landing, are four double bedrooms, two en-suite shower rooms, and a generous family bathroom.

Outside, there is a driveway providing off-street parking for two to three cars, along with a landscaped rear garden featuring a patio area, artificial lawn, and access to a garden room currently used by the owner as a workshop.

Council Tax Band F.

Agents Note: Material Information is available online as brochure 2 below.



GROUND FLOOR
1102 sq.ft. (102.3 sq.m.) approx.

1ST FLOOR
912 sq.ft. (84.7 sq.m.) approx.



TOTAL FLOOR AREA : 2014 sq.ft. (187.1 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 is given 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		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			