

**Guide Price £525,000**  
**Rectory Lane, Sidcup, Kent, DA14 4QN**

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Guide Price £525,000 to £550,000.

A fantastic purchase.

A gated modern spacious four double bedroom two bathroom end of terrace house within 0.8 miles of Sidcup train station and a very short walk to Sidcup High Street with Little Waitrose on your doorstep.

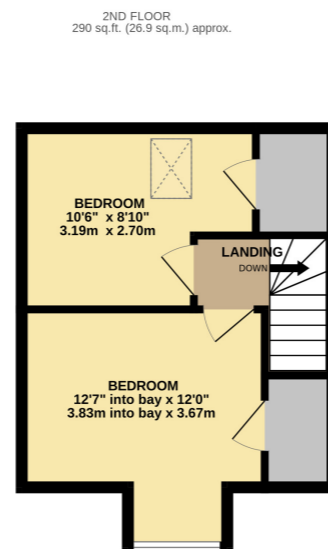
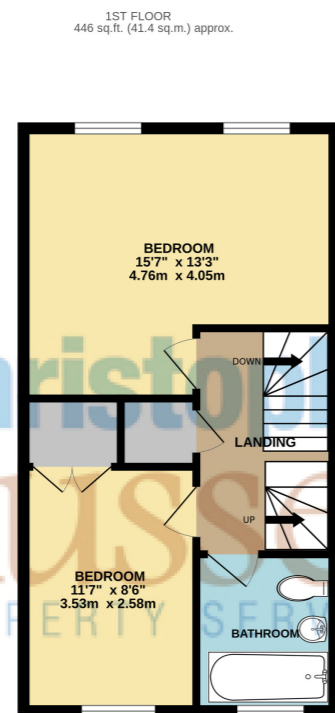
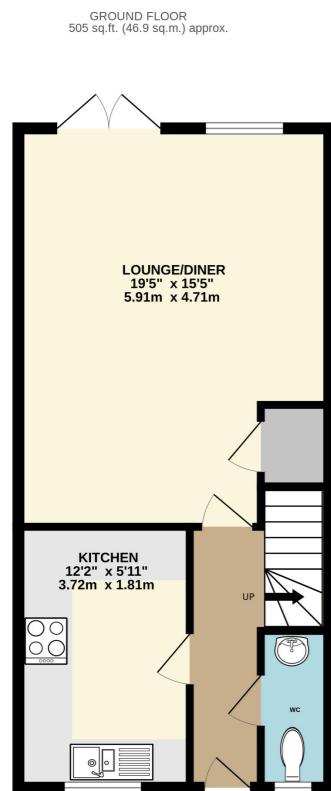
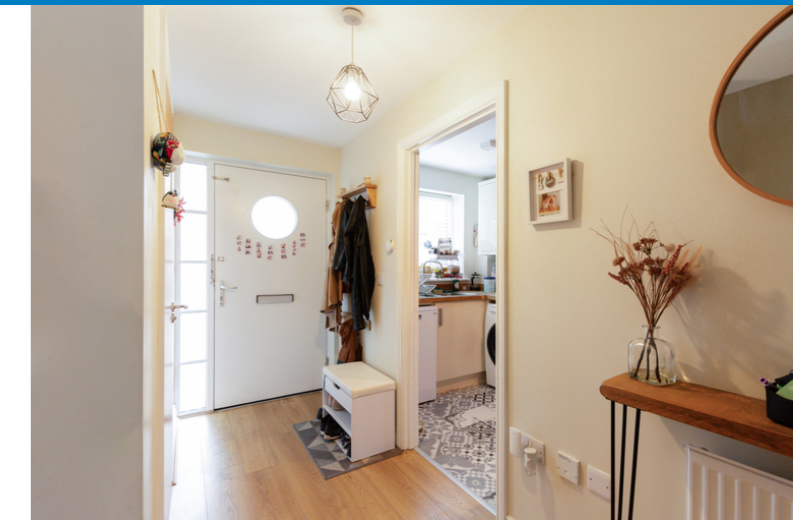
This exceptionally well presented family home has been modernised by the current owners and must be viewed internally to be fully appreciated.

Built in 2013 the property has allocated parking behind remote secure gates, modern fitted and part integrated kitchen, modern bathroom suite and a private rear garden.

The property comprises an entrance hall, cloakroom, modern fitted and integrated kitchen and a spacious lounge/diner on the ground floor with two double bedrooms and a family bathroom on the first floor and another two double bedrooms on the top floor.

The property features gas central heating, 6 solar panels, modern fixtures and fittings, double glazed windows and parking.

Council Tax Band E.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 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		89
(69-80)	C	80	
(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			