



Guide Price £500,000

Raeburn Road, Sidcup, Kent, DA15 8RE

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £500,000 to £525,000.

This three-bedroom semi-detached house is situated approximately 0.8 miles from Falconwood train station and within a short walk of Days Lane and Our Lady of the Rosary primary schools, as well as Leigh Stationers' and Harris Academy secondary schools.

Offered with no onward chain, this ideal family home presents excellent potential for extension to the side and rear, allowing it to be developed into a significantly larger property.

The current accommodation comprises an entrance hall, a lounge, and a dining room which is open plan to the kitchen on the ground floor.

Upstairs, there are three bedrooms and a family bathroom.

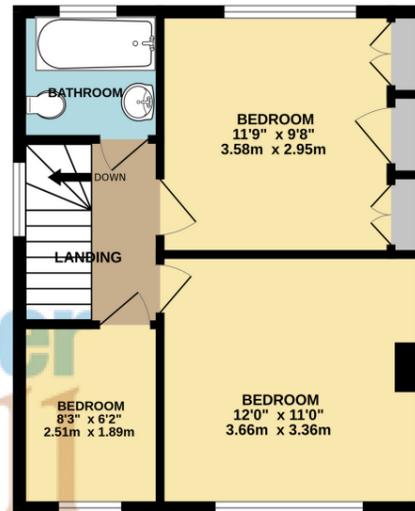
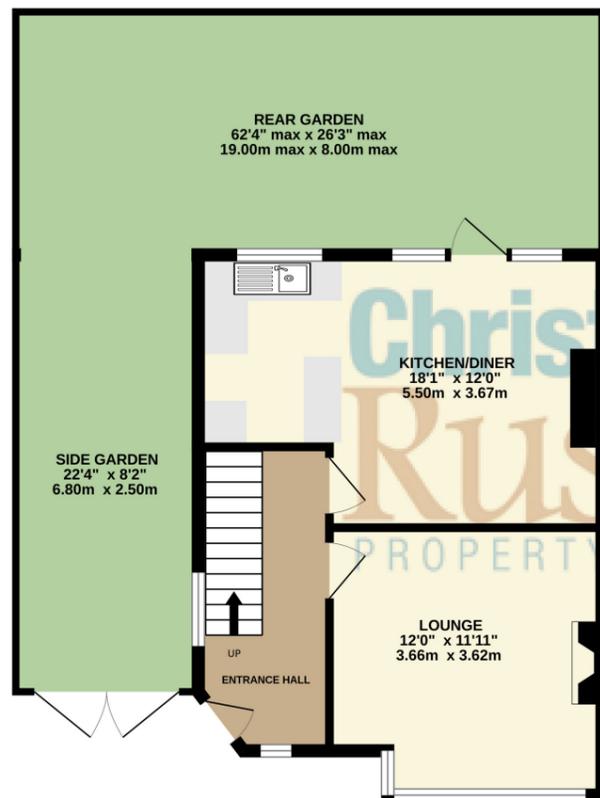
Externally, the property benefits from off-street parking to the front via its own driveway, which extends to the side of the house, and a south-facing rear garden.

Council Tax Band D.



GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 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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