

Offers Over £499,999
Greenhithe Close, Sidcup, Kent, DA15
8EE

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

UNEXPECTEDLY RE-AVAILABLE

Situated on a large corner plot offering enormous potential to extend with a much larger than average rear garden is this four bedroom semi detached house, situated in a small cul de sac, which is conveniently situated for New Eltham and Falconwood train stations, local schools and Avery Hill Park.

Offered with no onward chain the property requires refurbishment although some updating has already been carried out.

The accommodation comprises to the ground floor: entrance porch and hallway, spacious lounge, separate dining room, kitchen and cloakroom/w.c.

To the first floor are four good sized bedrooms and bathroom.

The rear garden is not overlooked and even with a substantial extension would still offer plenty of space.

Council Tax Band D.



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	73	85		
A				
(81-91)				
B				
(69-80)				
C	73	85		
(55-68)				
D				
(39-54)	73	85		
E				
(21-38)				
F	73	85		
(1-20)				
G	73	85		
(1-20)				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

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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