



£675,000

Raeburn Road, Sidcup, Kent, DA15 8RF

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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Larger than average extended three/four double bedroom semi-detached family home in a sought-after location.

Situated in a highly desirable area, this spacious and well-presented extended three/four double bedroom semi-detached house is ideally located for excellent local schools including Days Lane Primary, Our Lady of the Rosary Primary, Bexley Grammar and Leigh Academy Bexley.

Beautifully maintained and presented in very good condition throughout, this property offers flexible and generous living space perfect for modern family living.

Accommodation comprises: Entrance hall, cloakroom/WC, spacious through lounge, separate reception room (which could be used as a fourth bedroom or home office) open-plan kitchen/diner with modern fitted units and from the hallway is access to the integrated garage offering potential for conversion to additional living space (STPP).

First floor: Three double bedrooms, en suite shower room to the main bedroom, large and modern family bathroom.

Additional features include gas central heating, double glazed windows and doors and a modern kitchen, en suite and bathroom.

To the rear, you'll find a beautifully maintained garden extending approximately 100ft, mainly laid to lawn with a wide variety of established shrubs and planting, offering a peaceful and private outdoor space.

To the front, a generous driveway provides off-street parking for up to three vehicles.

The sellers have also advised that the property may be offered chain-free.

Council Tax Band D.

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



GROUND FLOOR
967 sq.ft. (89.9 sq.m.) approx.

1ST FLOOR
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 1581 sq.ft. (146.8 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	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			