



Guide Price From £725,000

Westbrooke Road, Sidcup, Kent, DA15 7PH

Christopher Russell
PROPERTY SERVICES



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Superb four double bedroom three bathroom semi detached house that features an open plan ground floor arrangement comprising a kitchen/diner family room with bi fold doors to the rear garden.

Situated in a prime location very convenient for Dulverton and Longlands Primary Schools, Chislehurst and Sidcup Grammar School, Sidcup and New Eltham Train Stations.

This recently extended and fully modernised family home is presented in excellent decorative condition and has been modernised at the time of being extended so was rewired a new central heating system with a pressurised hot water system was installed, water softener and a new tiled roof.

The property comprises; entrance hall, lounge, kitchen/diner family room, utility room and shower room on the ground floor with four double bedrooms two with fitted wardrobes, en-suite shower room and family bathroom on the first floor.

The kitchen is partly integrated complimented with a combination of granite and wood worksurfaces, modern shower rooms and bathrooms.

There is off street parking to the front for two/three cars and a low maintenance rear garden that features composite decking and artificial grass.

Council Tax Band D



TOTAL FLOOR AREA: 1591 sq.ft. (147.8 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		85
(69-80)	C	73	
(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			