



£695,000
Faraday Avenue, Sidcup, Kent, DA14 4JE

Christopher Russell
PROPERTY SERVICES



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Extended five bedroom semi detached chalet style house situated just over half a mile of Sidcup train station offered with no onward chain.

Within a short walk to Birkbeck Primary and Chislehurst and Sidcup Grammar School this family home has been subject to a lot of modernisation which includes a new fitted kitchen, two new bathroom suites, on the first floor all the rooms have been replastered and new floor coverings. Since 2017 a new boiler has been installed and the electrics have been upgraded.

The accommodation comprises; entrance hall, lounge, dining room, bedroom 5/study or child's playroom, bathroom and kitchen on the ground floor with four double bedrooms and a family bathroom on the first floor.

Outside there is a good sized driveway to the front and side that provides ample off street parking and a detached garage.

The rear garden extends approximately 100ft laid mainly to lawn.

Council Tax Band F.



GROUND FLOOR
795 sq.ft. (73.8 sq.m.) approx.

1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1452 sq.ft. (134.9 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		77
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		