



£750,000
**Old Farm Road East, Sidcup, Kent,
DA15 8AE**

**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

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

UNEXPECTEDLY REAVAILABLE.

A rarely available extended Edwardian four bedroomed semi detached house in easy walking distance of Sidcup train station, good local schools and an array of shops and restaurants.

Whilst the property requires updating, it is situated on a wide plot offering scope for further extension, subject to the necessary consents.

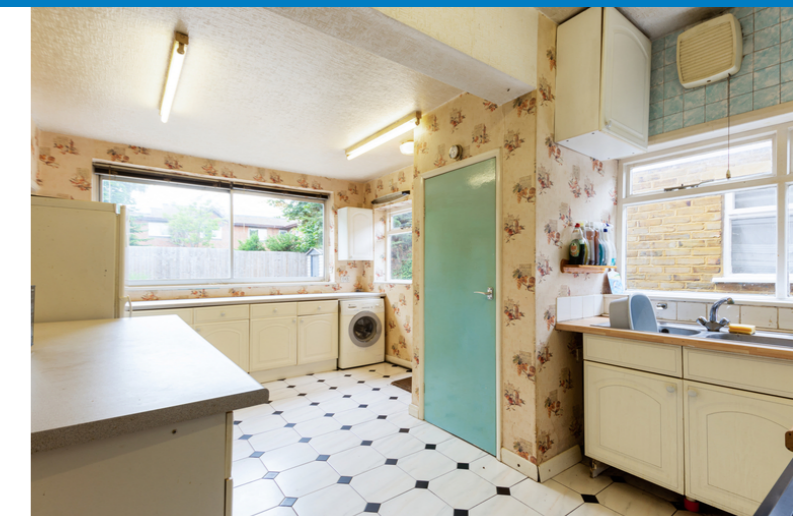
Accommodation comprises to the ground floor a good sized lounge, substantial dining room, breakfast room and kitchen.

To the first floor are four bedrooms and the family bathroom.

The rear garden has a patio lawn and flower beds.

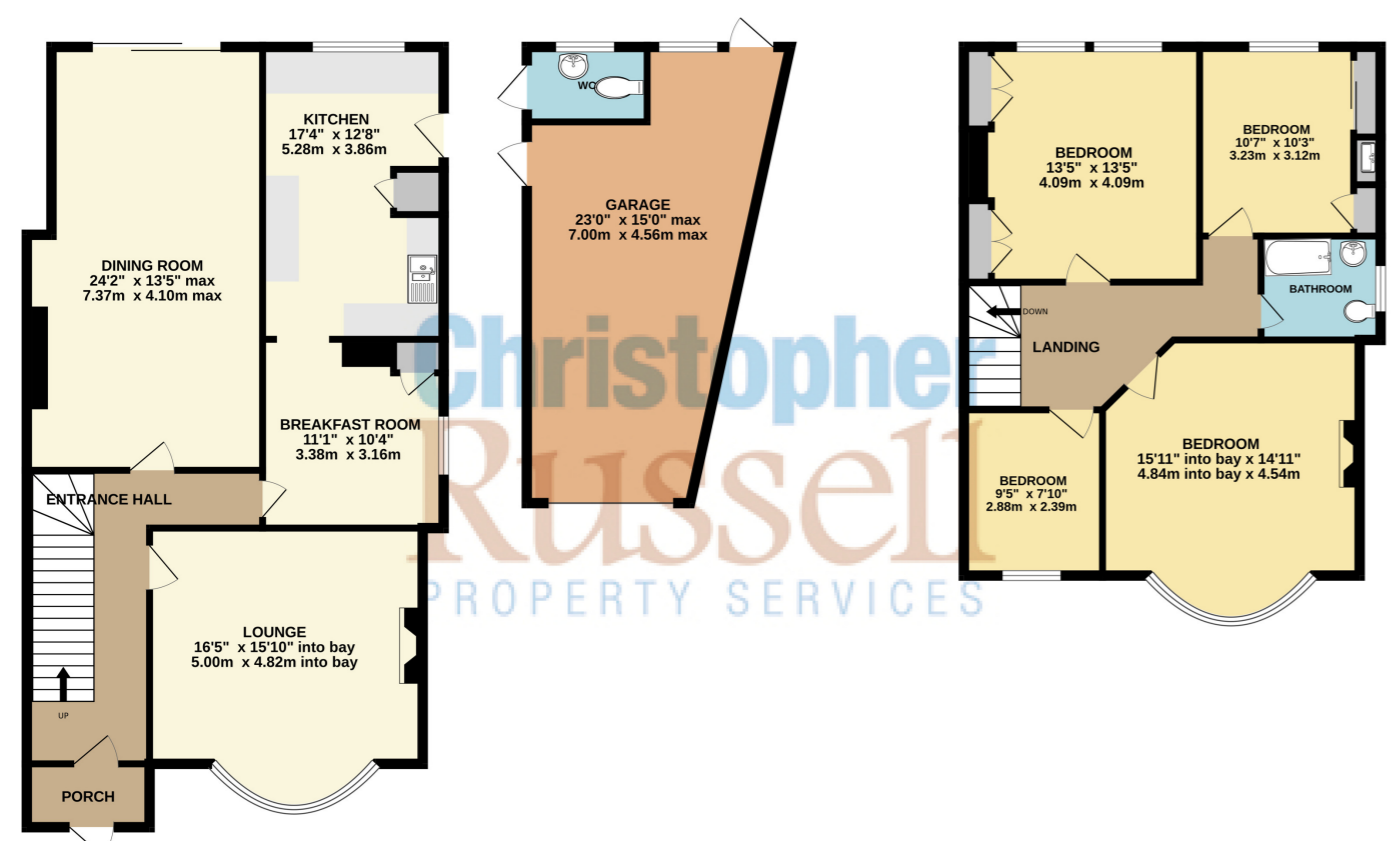
To the front there is off road parking, flower beds and access to a detached brick built garage.

Council Tax Band F.



GROUND FLOOR
1270 sq.ft. (118.0 sq.m.) approx.

1ST FLOOR
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA: 1972 sq.ft. (183.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC