



£475,000  
Brookend Road, Sidcup, Kent, DA15  
8BE

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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Offered chain free situated in a popular residential road, this beautifully presented three-bedroom extended mid-terrace house is just a short distance from New Eltham and Sidcup train stations, local shops, and highly regarded schools for children of all ages.

Offered to the market chain-free, this modernised family home has been well maintained by the current owners and is presented in good decorative condition throughout.

Accommodation: Entrance hall spacious open-plan through lounge/diner with oak wood flooring, extended kitchen to the rear, three bedrooms on the first floor and a modern family bathroom.

The property features UPVC double-glazed windows, gas central heating, modern fitted kitchen, modern bathroom suite, oak wood flooring in the hallway and lounge.

The kitchen includes freestanding appliances, all of which are to remain: Rangemaster stove, washing machine, dishwasher, fridge/freezer and an integrated microwave.

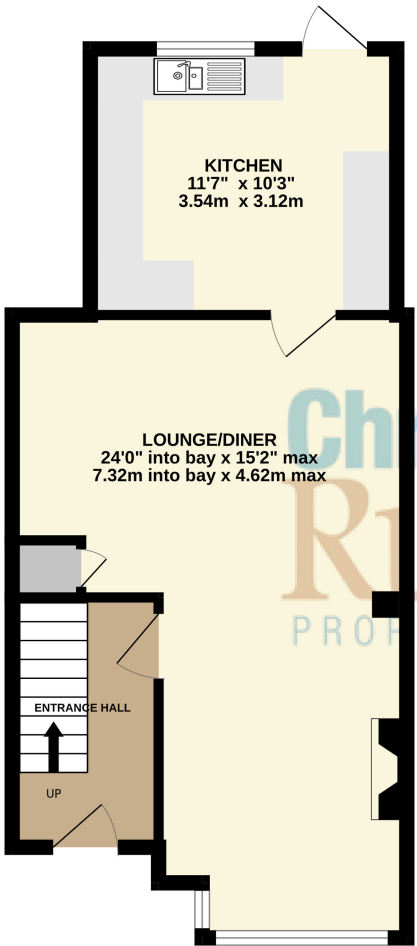
Outside: Front driveway providing off-street parking.

Rear garden approximately 80ft, featuring a sandstone-paved patio, well maintained lawn and a variety of mature and established plants.

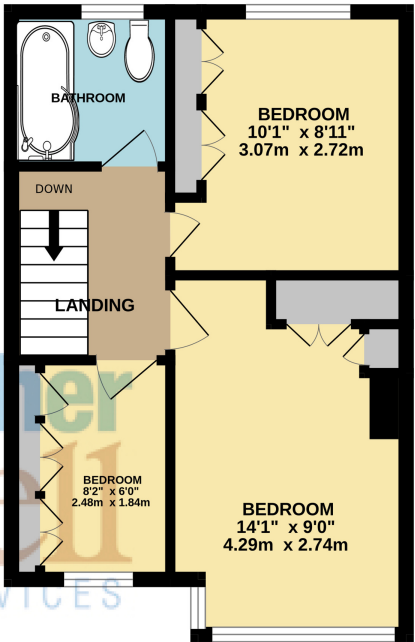
At the end of the garden is a detached garage (no vehicular access), currently with lighting and previously used as a painting studio—ideal for use as a hobby space or home office.

Council Tax Band D.

GROUND FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR  
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.6 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       | 82        |
| (69-80)                                     | C       |           |
| (55-68)                                     | D       | 58        |
| (39-54)                                     | E       |           |
| (21-38)                                     | F       |           |
| (1-20)                                      | G       |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |