



**Guide Price £725,000**

**Elmcroft Avenue, Sidcup, Kent, DA15  
8NN**

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Guide Price £725,000 to £750,000.

Stunning, fully extended four double bedroom semi-detached chalet style house situated in a very popular location and arguably the best position of the road.

Ideal for Sidcup and New Eltham train stations, Days Lane Primary School and access to Bexley Grammar and Chislehurst and Sidcup Grammar Schools the property should be viewed to be fully appreciated.

The property which has been recently decorated has been fully extended and features modern fitted and integrated kitchen, recently modernised bathroom suites, UPVC double glazed windows and gas central heating.

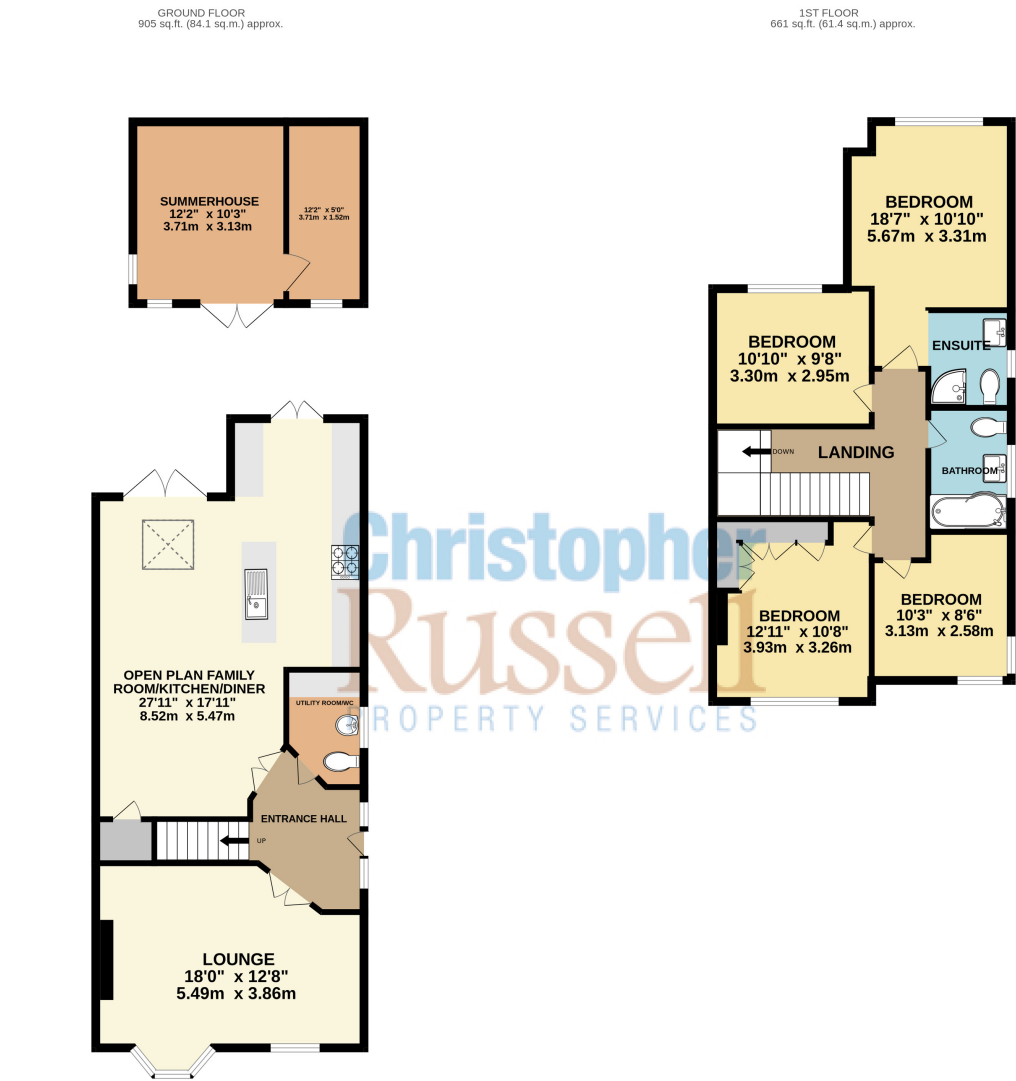
Presented and maintained to an excellent standard the open planned arrangement on the ground floor features a magnificent family room open to the kitchen/diner with a large island. There is a separate spacious lounge and cloakroom combined with WC that completes the ground floor accommodation.

Upstairs are four bedrooms; the main bedroom located at the rear of the property features an en suite shower room and a spacious family bathroom.

This impressive family home is set back from the road with ample off-street parking with a block paved driveway with inset lighting.

The low maintenance rear garden, which is not overlooked to the rear has a patio and artificial grass.

This leads to a garden room that features power and underfloor heating. The room can be used all year round and is an ideal entertaining space or an office from home.



TOTAL FLOOR AREA: 1566 sq.ft. (145.5 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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