

Guide Price £925,000  
Halfway Street, Sidcup, Kent, DA15 8DQ

Christopher  
Russell  
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £925,000 - £950,000.

Spacious four bedroom semi-detached chalet, situated on a corner plot in a popular location within walking distance of Sidcup and New Eltham train stations and several primary and secondary schools, with an annexe offering separate living accommodation to the side of the property.

The ground floor accommodation comprises two reception rooms, one with open fireplace, modern fitted kitchen - dining room, utility room and shower room.

Upstairs there are four good size bedrooms with fitted shutters, family bathroom and a separate W.C.

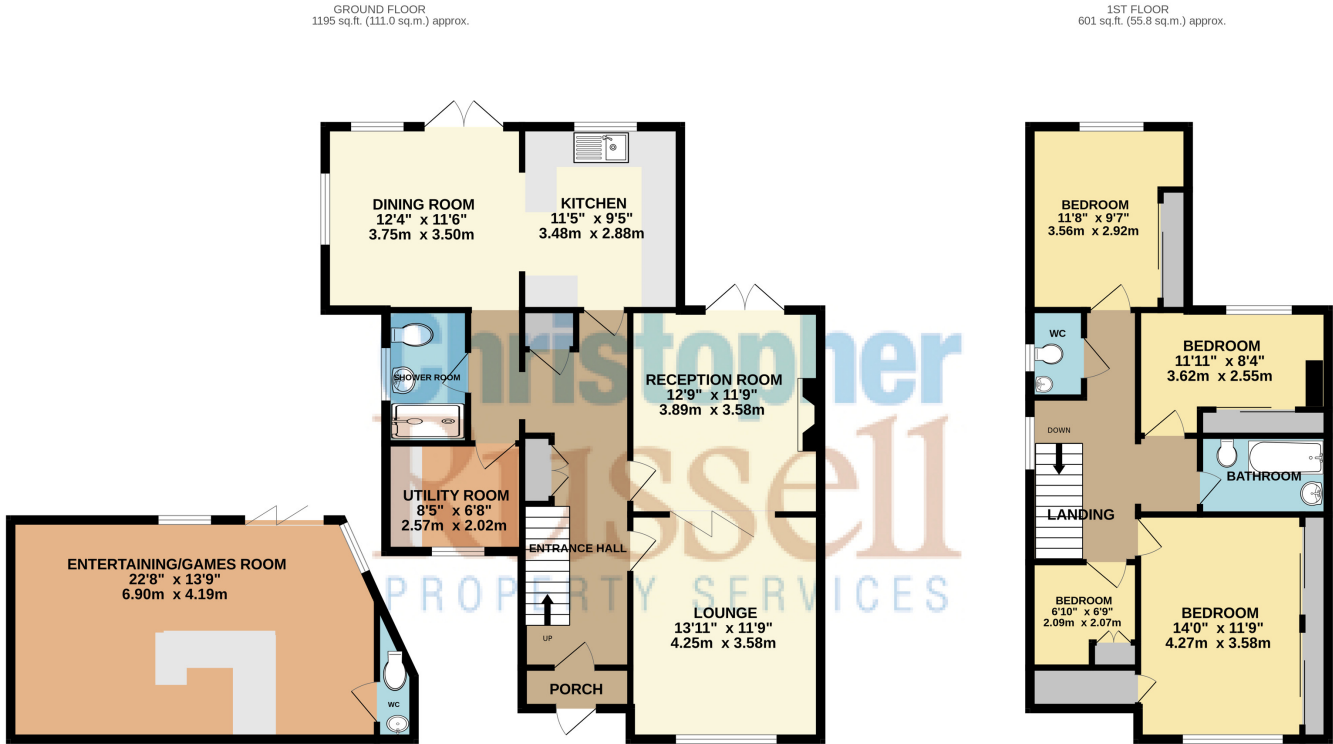
The rear wrap-around, landscaped garden features a Koi pond and a detached outbuilding to the side of the property, with an additional W.C.

The detached annexe is ideal for extended family, guests or for a potential rental income with its own living space, kitchen area and bathroom with a separate garden and off street parking for two/three cars situated to the side of the plot.

Council Tax Band E.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



TOTAL FLOOR AREA: 1796 sq.ft. (166.8 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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