



Guide Price £675,000
Overmead, Sidcup, Kent, DA15 8DS

**Christopher
Russell**
PROPERTY SERVICES



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Guide Price £675,000 to £700,000.

Four bedroom semi detached house that offers really good family sized accommodation situated in a convenient location with easy access to New Eltham Train Station a short walk to Avery Hill Park and Crown Wood Stationers and half a mile to Dulverton and Wyborne Primary Schools.

This well presented family home comprises; entrance hall, lounge, separate second reception room, spacious L shaped kitchen/diner and a shower room on the ground floor with four bedrooms, three which are double bedrooms and a very large family bathroom that has the potential to split into half and create an en suite off a dual aspect double bedroom.

Features include a modern fitted kitchen, modern bathroom and shower room, gas central heating and double glazing.

Outside there is a driveway that provides ample off street parking and access to a bike/bin store that also has the potential to be converted into the main accommodation.

The rear garden extends approximately 80ft mainly laid to lawn with a good sized patio area.

Council Tax Band E.



GROUND FLOOR
880 sq.ft. (81.7 sq.m.) approx.

1ST FLOOR
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA: 1634 sq.ft. (151.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			