



£650,000  
Hurst Road, Sidcup, Kent, DA15 9AE

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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Five-bedroom semi-detached chalet-style house offered with no onward chain, situated in an excellent location within a short walk of Sidcup train station, Chislehurst and Sidcup Grammar School.

The property is in need of some modernisation and cosmetic updating but offers significant potential to extend and enhance (subject to the usual planning consents), creating a substantially larger family home.

The ground floor comprises an entrance hall, lounge, dining room, kitchen, conservatory, a versatile bedroom/office or playroom, and a family bathroom. To the first floor are four further bedrooms and a family shower room.

Externally, there is a good-sized driveway providing ample off-street parking, with side access leading to a large detached garage.

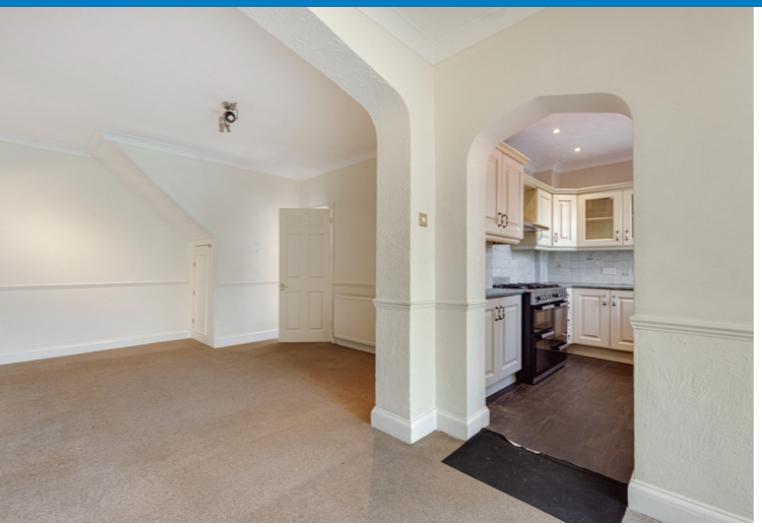
The rear garden extends to approximately 100ft.

Council Tax Band F.



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. 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			