



£925,000

Halfway Street, Sidcup, Kent, DA15 8DE

**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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**Christopher Russell Property Services**

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Detached four bedroom house on a good sized plot offering a significant amount of potential in need of modernisation.

This family home is situated in a great location ideal for Sidcup and New Eltham train stations, excellent Primary, Secondary and Grammar Schools all within a short walk.

With an in and out driveway, the property features extended accommodation and comprises; entrance hall, open planned through lounge/diner, family room, kitchen/breakfast room and shower room on the ground floor with four bedrooms and a family bathroom on the first floor.

There is huge potential to extend to the side, rear and into the loft space.

To the side of the property which is accessed via electric gates leads to a large garage with a remote control up and over eclectic door.

The front driveway that provides ample off street parking is accessed from an in and out driveway.

The level rear garden which extends over 100ft has a large patio, lawn and a BBQ area.

Council Tax Band F.

Agents Note: Material Information is available online as brochure 2 below.

Agents Note: Probate Applied For.



GROUND FLOOR  
1164 sq.ft. (108.2 sq.m.) approx.

1ST FLOOR  
910 sq.ft. (84.5 sq.m.) approx.



TOTAL FLOOR AREA : 2074 sq.ft. (192.7 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	76
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			