



Offers Over £725,000
Main Road, Sidcup, Kent, DA14 6RW

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

A beautiful Period four bedroom semi detached house, set on a wider than average plot situated in an extremely convenient location which is equidistance to Sidcup and New Eltham train stations, a short walk to Dulverton and Longlands Primary Schools and ideal for Chislehurst and Sidcup Grammar School. Sidcup High Street is a very short walk away and the local convenience store is very nearby.

This lovely family home has been recently redecorated throughout. It retains many original features yet has also been modernised to feature a modern fitted kitchen and a modern bathroom suite.

Stripped exposed floorboards are a main feature on the ground and first floor with the accommodation comprising; entrance hall, lounge, reception room, breakfast room, kitchen on the ground floor while the first floor comprises a split level landing, four bedrooms and a family bathroom.

Outside the front driveway provides parking for several cars.

The private and secluded rear garden extends approximately 100ft. It features a new paved patio to the side and rear aspect a well manicured lawn and a great variation of established shrubs and established roses.

Council Tax Band E.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR
665 sq.ft. (61.7 sq.m.) approx.

1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1322 sq.ft. (122.9 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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