



Offers in Region of £550,000 Eaton Road, Sidcup, Kent, DA14 4PE

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Two bedroom semi detached bungalow that offers a unique 54ft garage to the side that offers a significant amount of potential to extend as well as going into the loft space.

Situated in a sought after location ideal for local shopping and transport facilities the property comprises; entrance hall, open planned spacious lounge/diner that is open planned to the conservatory, kitchen, two double bedroom and a bathroom.

There is a 30' multi use outbuilding to the rear of the garden that is currently being used as a classic car showroom, however could be used as an annex, an office from home or a salon of some description.

The property features gas central heating, double glazing, off street parking for four cars, which is accessed by a full width dropped kerb across the whole width of the driveway.

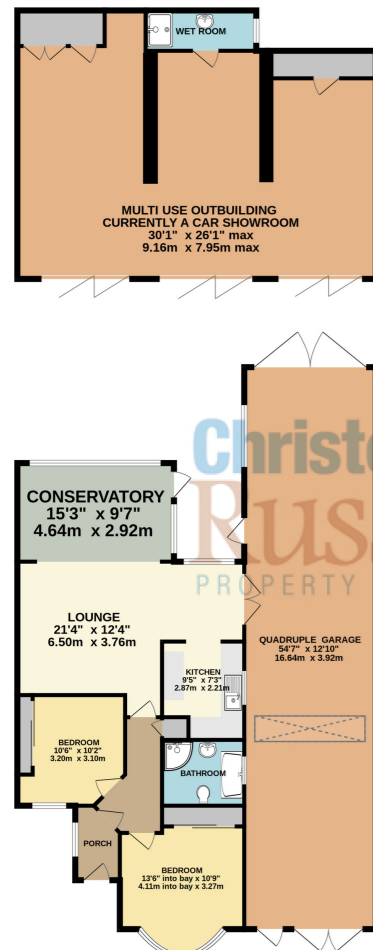
The rear garden has been landscaped and has a wooden gazebo, paved patio, lawn and a range off established shrubs.

This property is very unique and needs to be viewed to be appreciated.

Council Tax Band D.



GROUND FLOOR
2383 sq.ft. (221.4 sq.m.) approx.



TOTAL FLOOR AREA : 2383 sq.ft. (221.4 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 is given 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		81
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			