



Guide Price £485,000

**Queenswood Road, Sidcup, Kent, DA15
8QP**

**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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Guide Price £485,000 to £500,000.

Extended two bedroom semi detached bungalow, situated in a sought after road convenient for local shopping and transport facilities.

The property is offered as end of chain and has been modernised and well maintained.

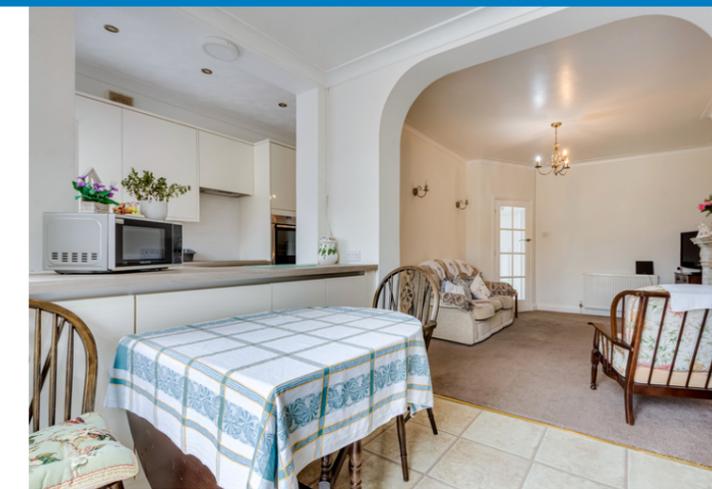
The accommodation comprises; entrance hall, extended lounge with the dining area open planned tot he kitchen, two bedrooms and a shower room.

Presented in good decorative condition the property features window shutters, gas central heating, double glazed windows and a modern shower room.

Outside there is off street parking on the front driveway and a side access leading to the rear garden which is approximately 60ft with a good sized patio and lawn.

Council Tax Band D.

Agents Note: Probate Applied For.



GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.6 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		84
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			