



Guide Price £580,000
Lincoln Road, Sidcup, Kent, DA14 6LQ

**Christopher
Russell**
PROPERTY SERVICES



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

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Guide Price From £580,000 to £600,000

Stunning three double bedroom semi detached period style house situated in the very popular 'County Roads' a short walk to Sidcup High Street and Orchard primary School and only one mile to Sidcup train station.

Presented in excellent decorative condition the property has been subject to a considerable amount of modernisation, retaining many original features and finished to a very good standard.

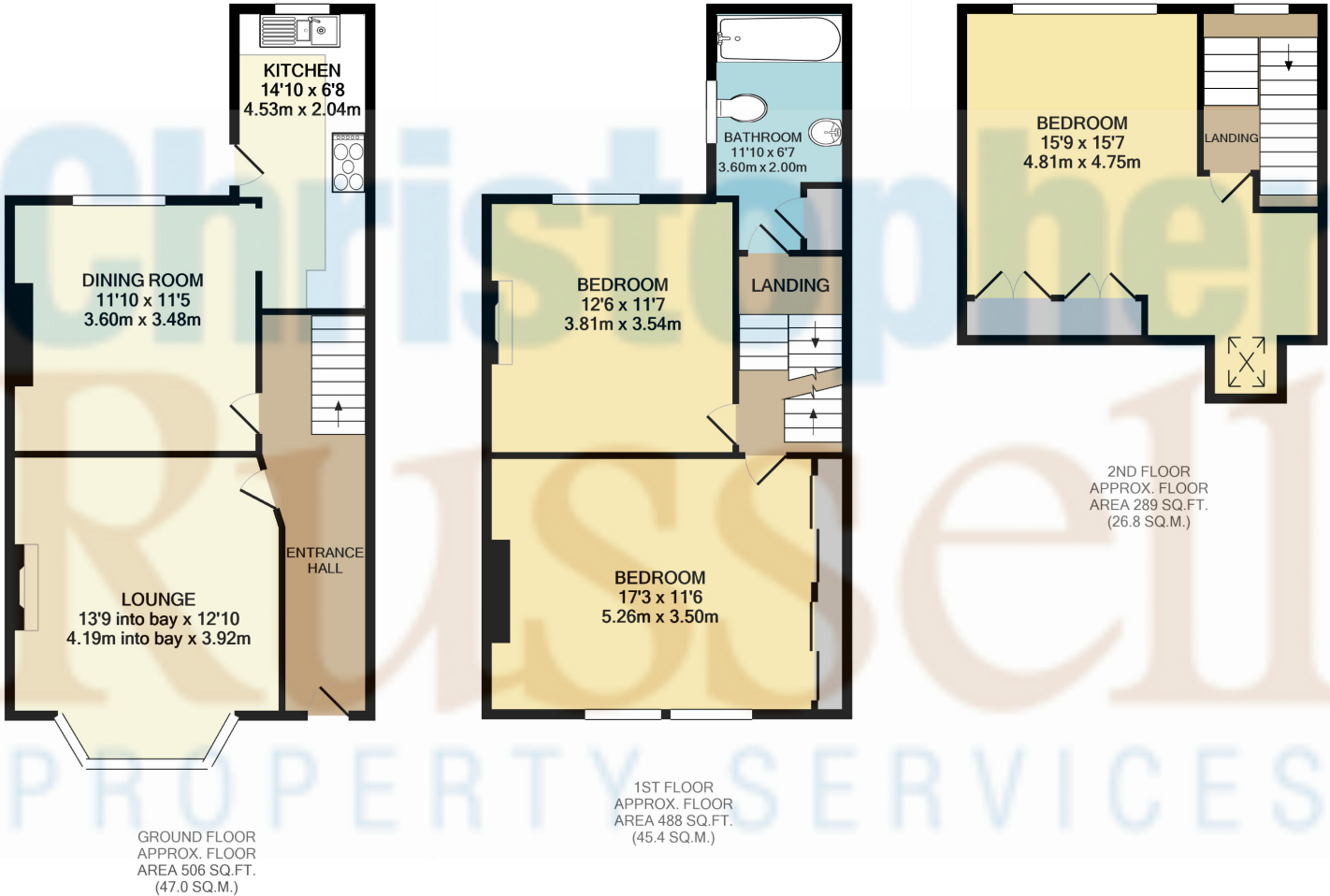
The accommodation over three floors comprises; entrance hall, lounge, dining room and kitchen on the ground floor with two double bedrooms and a feature family bathroom on the first floor with a feature main bedroom on the second floor.

The property features a wood burning stove in the lounge, stunning traditional contemporary four piece bathroom suite, modern fitted kitchen with some integrated appliances, window shutters where fitted and gas central heating.

Outside the front wall has been rebuilt in matching stock brick with feature railings.

The South East facing rear garden extends approximately 60ft with two patio areas and a central lawn.

Council Tax Band D.



1ST FLOOR
APPROX. FLOOR
AREA 488 SQ.FT.
(45.4 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 289 SQ.FT.
(26.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1283 SQ.FT. (119.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	60
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		