



£700,000

Riverside Road, Sidcup, Kent, DA14  
4PU

**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.

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](mailto:sales@christopher-russell.co.uk)

A stunning four/five bedroom semi detached house, presented in excellent decorative conditions and modernised to a very good standard, with a unique ground floor layout that could easily be used as an annexe.

This well planned extended family home is situated in a very popular location, a short walk to Albany Part train station and easy access to Chislehurst and Sidcup Grammar School.

Directly behind is Footscray Meadows and The Five Arches which gives the property a very secluded and private outlook.

The accommodation on the first floor comprises; four double bedrooms, en suite shower room and bathroom . On the ground floor the property features a stunning open planned kitchen/diner/family room, separate lounge, separate utility room off the kitchen, cloakroom/WC and there are two additional rooms that one with access to an en suite shower room that could be used as an annex arrangement. In addition the integrated garage could be fully converted into accommodation and is currently used as a gym.

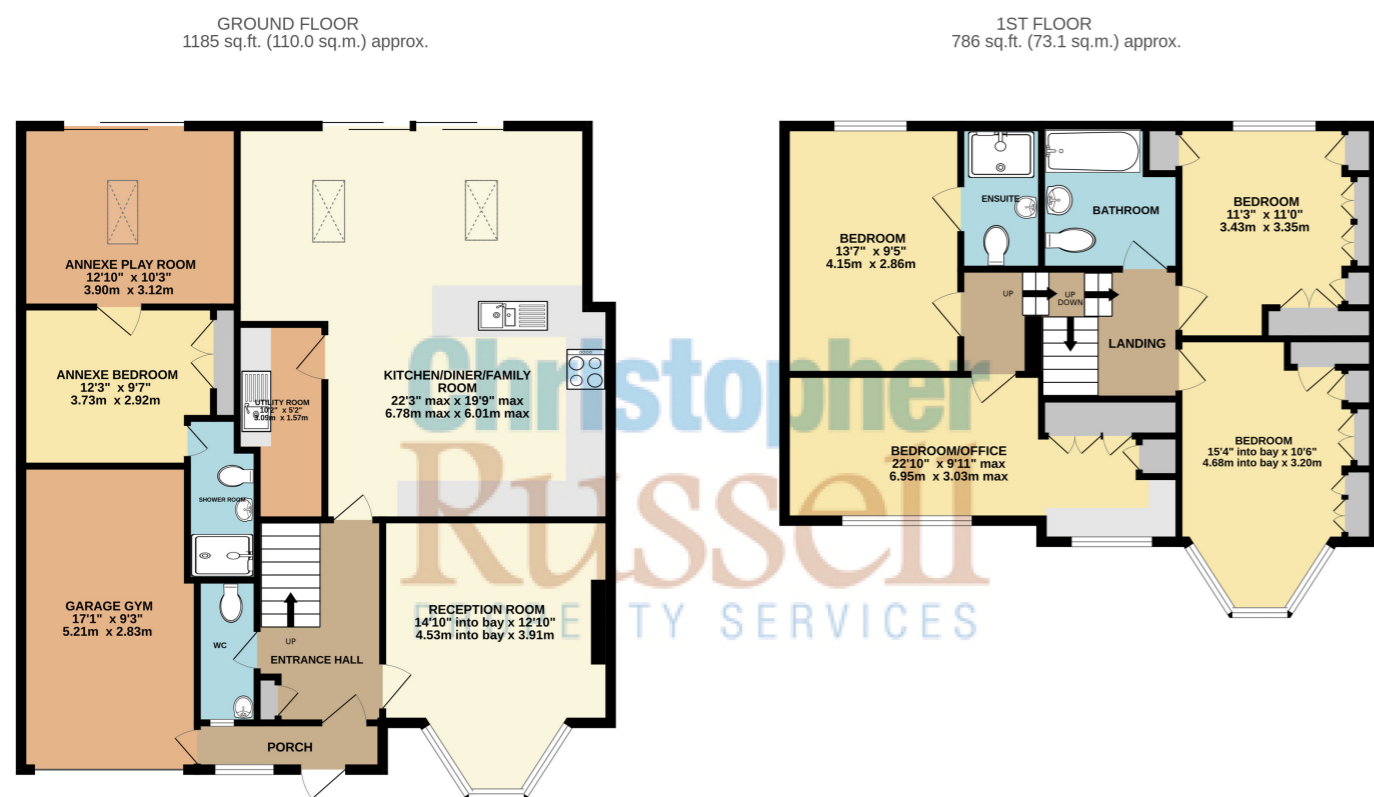
This superb family home has been modernised and finished to a very good standard and features a fitted kitchen complimented with granite work surfaces, modern family bathroom and en suite shower rooms, gas central heating and double glazing.

Outside there is ample off street parking and a recently landscaped rear garden featuring a large patio area and lawn.

Council Tax Band F.



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>		76
(55-68)	<b>D</b>	65	
(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			



TOTAL FLOOR AREA: 1971 sq.ft. (183.1 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.  
 Made with Metropix ©2024