

Guide Price From £370,000

Kirkland Close, Sidcup, Kent, DA15 8TP

**Christopher
Russell**
PROPERTY SERVICES



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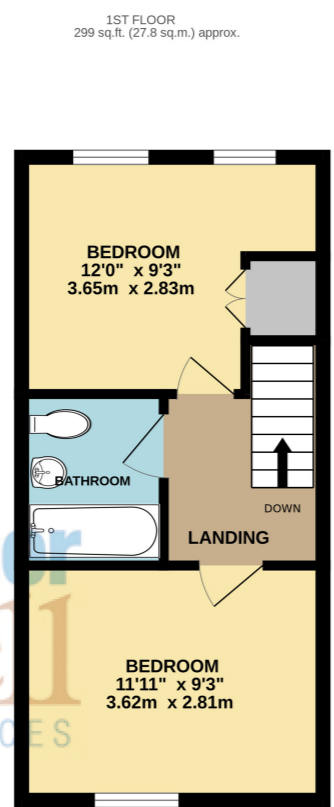
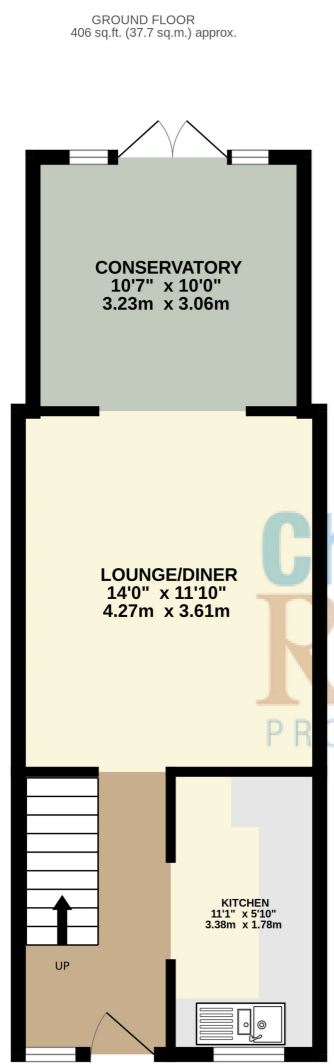
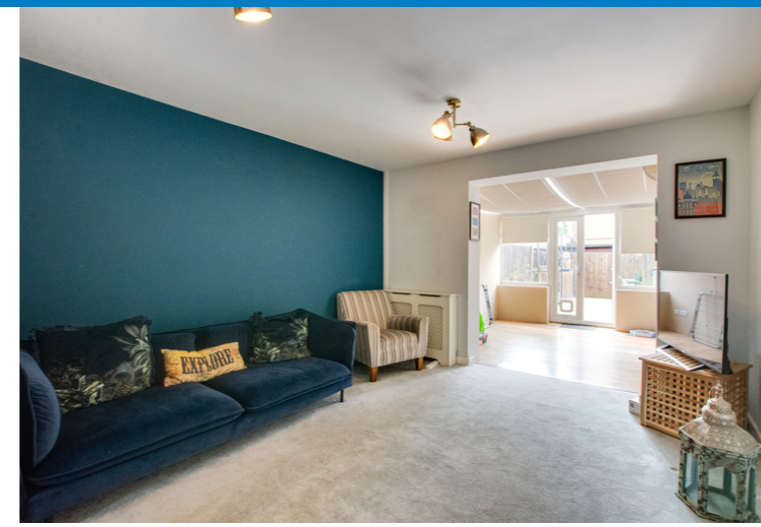
Guide Price From £370,000 to £380,000

Two double bedroom house in a quiet cul de sac location, close to bus routes and just over a mile to Falconwood Station.

The property comprises lounge/dining room, conservatory and kitchen on the ground floor and two bedrooms and bathroom to the first floor.

There is allocated parking spaces for two cars.

Council Tax Band C.



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TOTAL FLOOR AREA : 705 sq.ft. (65.5 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		87
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			