



£300,000

Lydd Close, Sidcup, Kent, DA14 6RH

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price From £300,000 to £325,000.

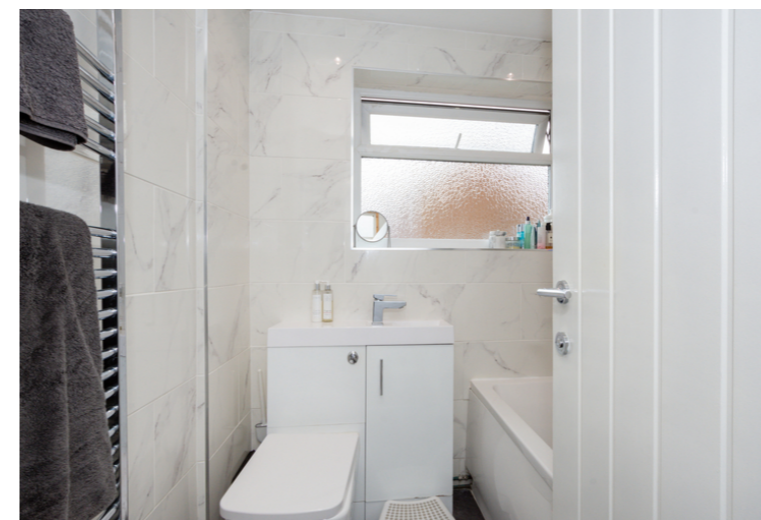
Exceptionally well presented two double bedroom first floor purpose built maisonette situated in an extremely popular location and cul de sac position very convenient for Sidcup or New Eltham train stations and Sidcup High Street.

Featuring a lease in excess of 900 years and a larger than average rear garden the property has been modernised and finished to a very good standard, which includes a new kitchen and full rewire in 2015, cavity wall insulation in February 2020, new bathroom suite March 2020 and new internal doors February 2022.

The property also features gas central heating with an annual boiler service and double glazing.

There is a garage that is situated en-bloc and a large rear garden which is easily accessed from the property.

Council Tax Band C.



1ST FLOOR
APPROX. FLOOR AREA 667 SQ.FT. (62.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 716 SQ.FT. (66.5 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		
(81-91)	B		
(69-80)	C	73	77
(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			