

**Offers Over £800,000**

**Maple Leaf Drive, Sidcup, Kent, DA15  
8WG**

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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OPEN DAY SATURDAY 18TH NOVEMBER. BY APPOINTMENT ONLY

Four bedroom detached house situated in a small close in The Hollies with a lovely front outlook over the green.

A short walk to Sidcup train station and ideally located for Chatsworth infant, Burnt Oak and Holy Trinity primary and within the catchment of Chislehurst and Sidcup Grammar and Bexley Grammar Schools.

The property has been modernised and remodelled on the ground floor where the accommodation now comprises; entrance hall, cloakroom, lounge, separate dining room, large open planned kitchen/breakfast room and the rear part of the tandem garage has been converted into another reception room which is an ideal office space or child's playroom.

The first floor comprises four bedrooms and two bathrooms with the feature of an ensuite bathroom off the main bedroom.

Outside there is off street parking and a single garage.

The secluded private rear garden features a lawn and patio.

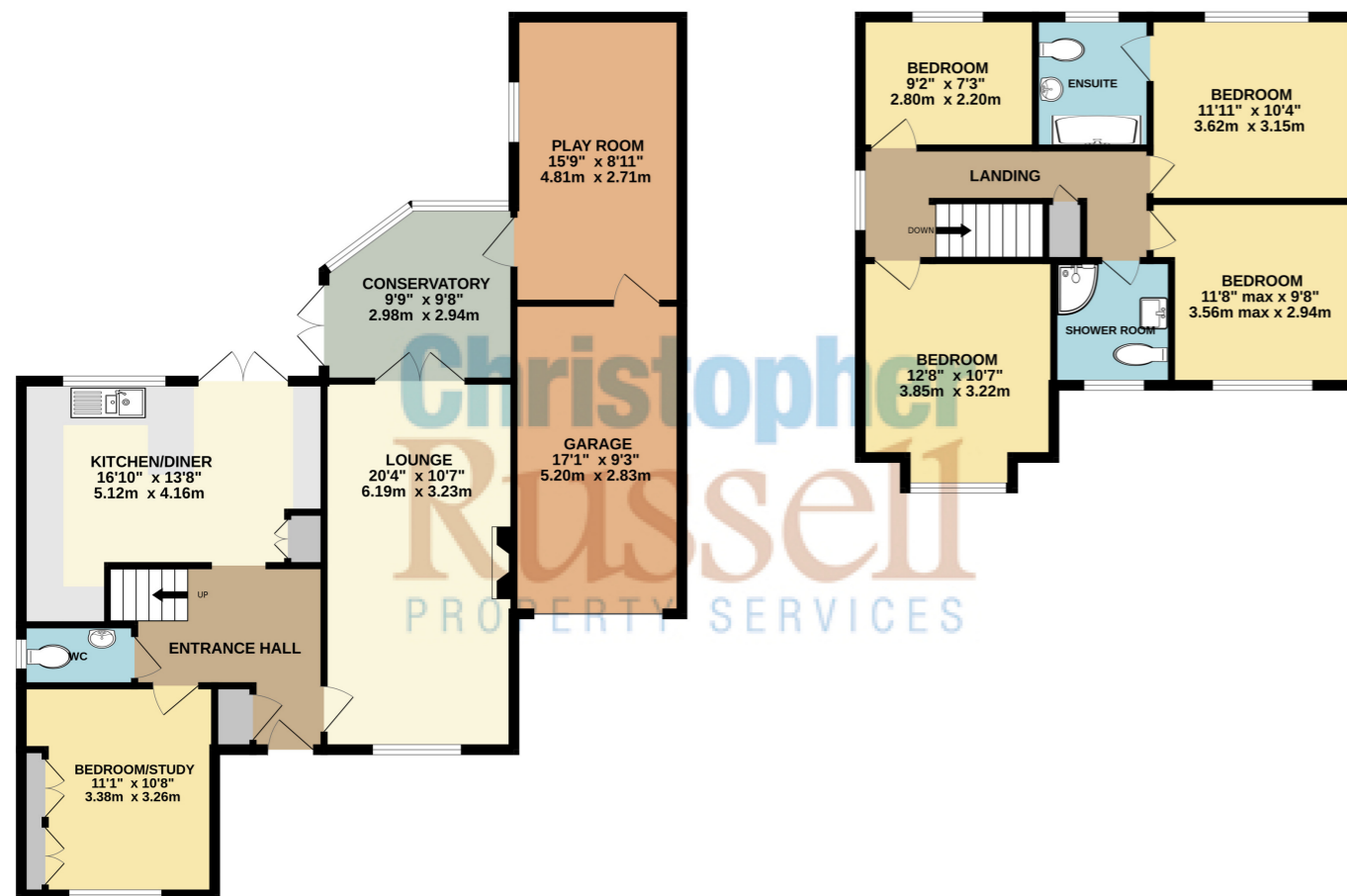
Optional membership is available to the Hollies Countryside Club which has a swimming pool, well equipped gym, tennis courts and snooker and pool table. This is just a short walk away and the current annual membership is £1,050 which allows all members of the household to use the facilities.

Council Tax Band G.



GROUND FLOOR  
1030 sq.ft. (95.7 sq.m.) approx.

FIRST FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA: 1635 sq.ft. (151.9 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	80
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	