

£500,000

Haddon Grove, Sidcup, Kent, DA15 8NA

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Three bedroom semi detached bungalow offered with no onward chain situated in a cul de sac located within a very short level walk to The Oval shopping parade.

The property offers great potential to extend into the loft space or to the rear and versatile accommodation for either three bedrooms and one reception room or two bedrooms two reception rooms.

Features include a fitted kitchen, modern bathroom suite with shower over bath, double glazing and gas central heating.

Accommodation comprises; entrance porch, entrance hall, lounge, kitchen, three bedrooms and bathroom.

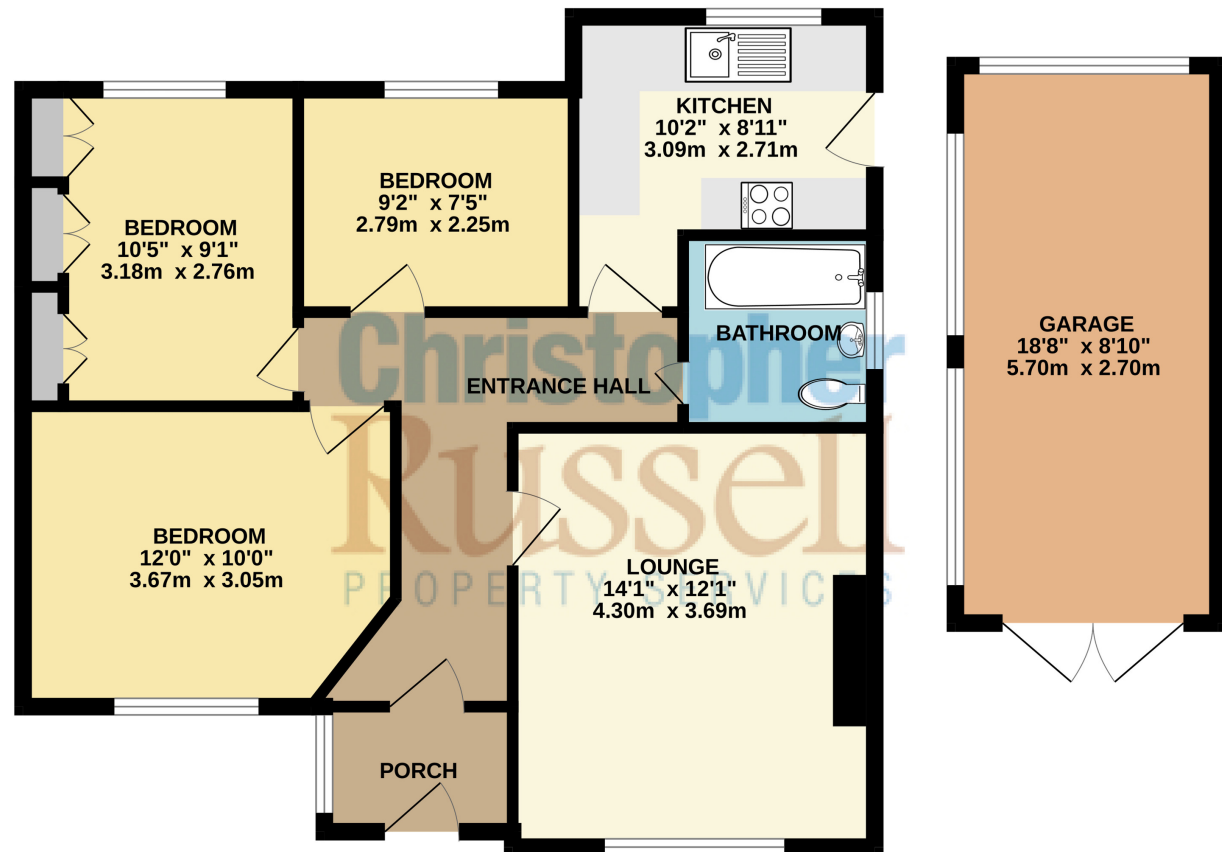
Outside there is a driveway at the side providing off street parking which leads to a detached garage.

The rear garden extends approximately 70ft.

Council Tax Band E.



GROUND FLOOR
865 sq.ft. (80.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

TOTAL FLOOR AREA : 865 sq.ft. (80.4 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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