



Guide Price £385,000

The Drive, Sidcup, Kent, DA14 4ER

Christopher Russell PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £385,000 to £400,000.

Beautiful two double bedroom ground floor Victorian conversion with direct access to private garden, garage and parking situated just a short walk to Sidcup High Street and Sidcup Train Station.

Featuring a stunning stained glass double front door, high ceilings, this property is full of character and must be viewed to be truly appreciated.

Extended and renovated to a very high standard by the current owners. The property has been fully rewired with USB sockets throughout and features new plumbing, Amtico flooring, alarm and camera system.

The property comprises; large porch with storage, reception room, two very good size double bedrooms, modern bathroom with stand alone bath and separate shower, modern fitted kitchen which has recently been extended and renovated to a high standard with bi-fold doors overlooking a low maintenance garden.

To the rear of the garden there is an attractive brick built garage with power, remote controlled door and WIFI. There is an allocated parking space to the front of the property which features an in and out drive.

Equidistant to Sidcup Station with direct services into London Cannon Street, Charing Cross and London Bridge and Sidcup High Street which offers a plethora of shops, restaurants and bars.

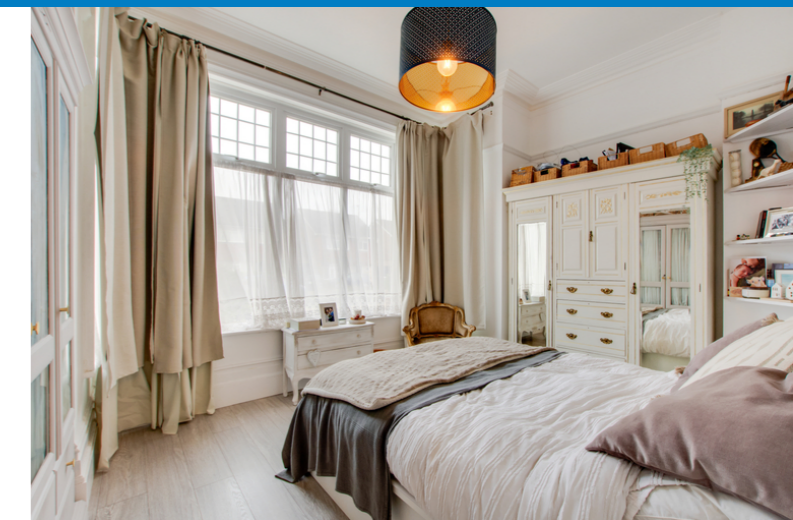
Situated in a convenient location for Chislehurst & Sidcup Grammar School, Merton Court Prep School and Birkbeck Primary School. The property comes with a share of freehold.

Council Tax Band C

GROUND FLOOR
1051 sq.ft. (97.6 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	