



Guide Price £625,000
Kimberley Drive, Sidcup, Kent, DA14
4QF

Christopher
Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £625,000 to £650,000.

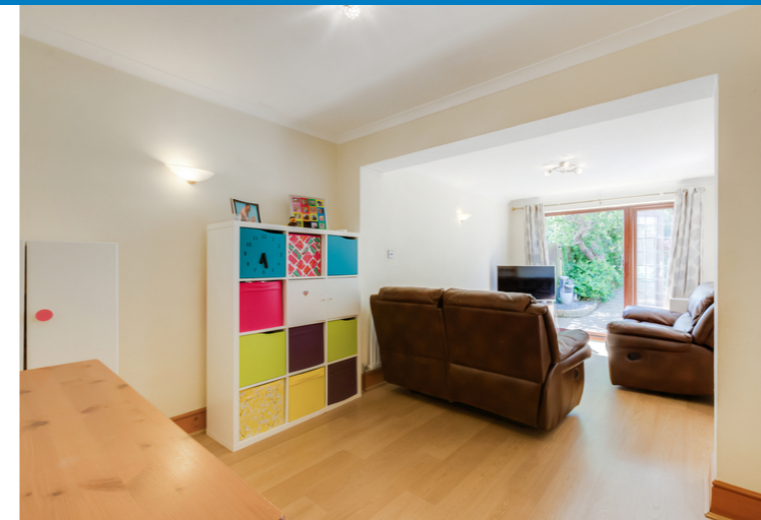
Deceptively spacious five bedroom semi detached house which is being offered as end of chain, situated in a prime location for Albany Park Train Station, Chislehurst and Sidcup Grammar School, Footscray Meadows and The Five Arches.

The property features four double bedrooms and a single fifth bedroom with a family bathroom on the first floor while the ground floor accommodation offers versatile accommodation that comprises; entrance hall, lounge, extended dining room, extended kitchen/breakfast room, utility room, shower room with WC and garden room/office on the ground floor.

There is also an integrated garage that could be converted STPP to add to the already spacious living accommodation.

Outside there is a front driveway providing off street parking for two/three cars and a rear garden extending approximately 90ft that has a patio, lawn and established borders.

Council Tax Band E.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

GROUND FLOOR
948 sq.ft. (88.0 sq.m.) approx.

1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA: 1609 sq.ft. (149.5 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 as to their operability or efficiency can be given.
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