



**Guide Price £775,000**  
**Glebe Mews, Sidcup, Kent, DA15 8GU**

**Christopher  
Russell**  
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Guide Price £775,000 to £800,000.

Private gated executive five bedroom detached house built in 2008 situated off a small cul de sac ideally located for local primary schools, Bexley Grammar, local transport and shopping facilities and just over a 20 minute walk to Falconwood train station.

Presented in excellent decorative condition this larger than average family home that offers 159 sq. m has been modernised and finished to a good specification.

The accommodation comprises a hallway, 21' x 17'5" lounge which overlooks a long rear garden, separate dining room, kitchen/breakfast room, utility room and separate w.c on the ground floor.

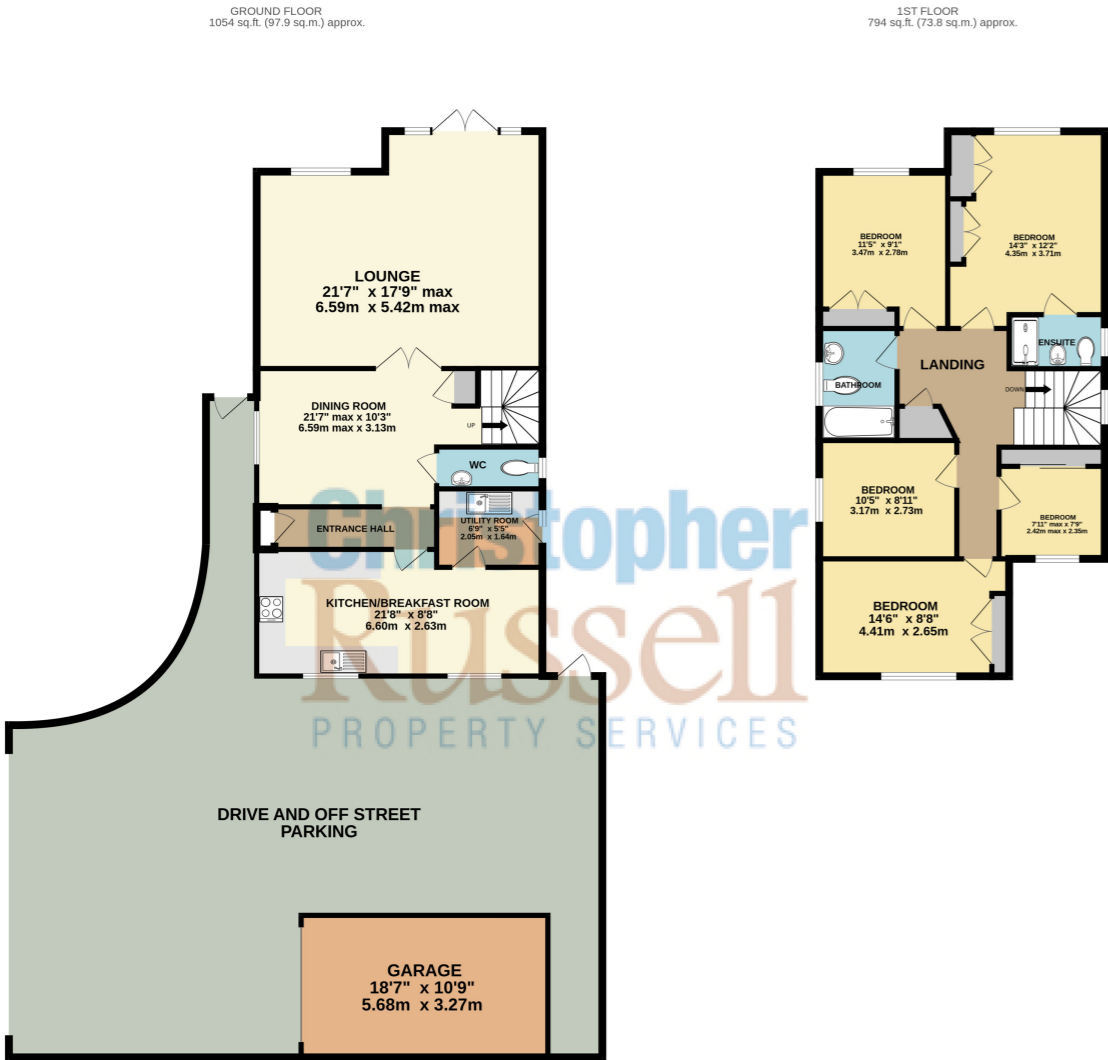
On the first floor are five bedrooms, four which are double bedrooms, the master bedroom with en suite and a family bathroom.

There are numerous features such as Amtico flooring, solid internal Oak doors with chrome furnishings, security alarm system, High Gloss Crown fitted kitchen complimented with Granite work surfaces and a range of integrated appliances, pressurised water system, modern en suite and family bathroom.

Outside there is a secluded rear garden that extends to approximately 100ft, mainly laid to lawn with two patio areas and a paved path taking you to the rear patio. There is side access on both sides of the property to the front.

To the front is a small lawned area, driveway that provides off street parking for up to four cars and access to a detached garage.

Council Tax Band F.



TOTAL FLOOR AREA : 1848 sq.ft. (171.7 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+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(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		