



**Guide Price £600,000**

**Blackfen Road, Sidcup, Kent, DA15  
8SW**

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Guide Price £600,000 to £625,000.

Stunning architecturally designed four bedroom detached house situated down a secluded driveway.

Located approximately one mile to Falconwood and Welling train stations and convenient for Bexley Grammar, Chislehurst And Sidcup Grammar, Days Lane and Our Lady of the Rosary Primary Schools.

This family house is finished to a high specification and features; Bespoke German Kitchen including quartz top, induction hob and butler sink, Amtico parquet flooring, sliding sash windows, bi fold doors from the open planned kitchen/diner, smart showers, landscaped garden including astro turf, cobblestone driveway and a new access road with Led lights.

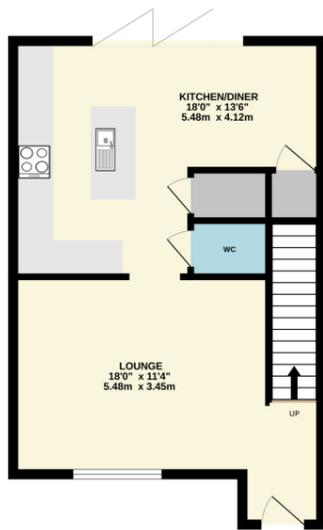
The accommodation comprises; entrance hall, living room, dining room open planned to the kitchen, separate utility area, cloakroom/WC on the ground floor, three bedrooms and family bathroom on the first floor and the main bedroom with ensuite shower room on the second floor.

There is off street parking for two cars and a private rear garden.

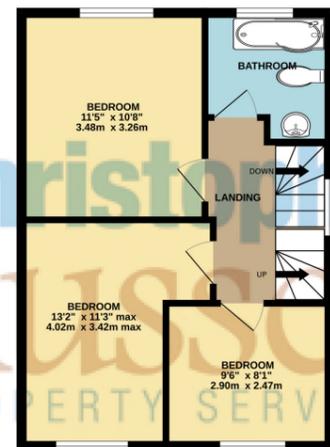
Council Tax Band F.



GROUND FLOOR  
469 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



2ND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 1305 sq.ft. (121.2 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>		93
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(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	