



**£700,000**  
**Lansdown Road, Sidcup, Kent, DA14**  
**4EG**

**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



A beautifully presented Period Style house that was built in 2003 therefore offering all the modern features of a relatively new home, yet kept in keeping with the Period Style houses in the local area.

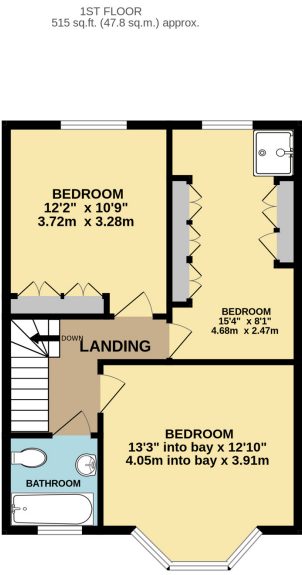
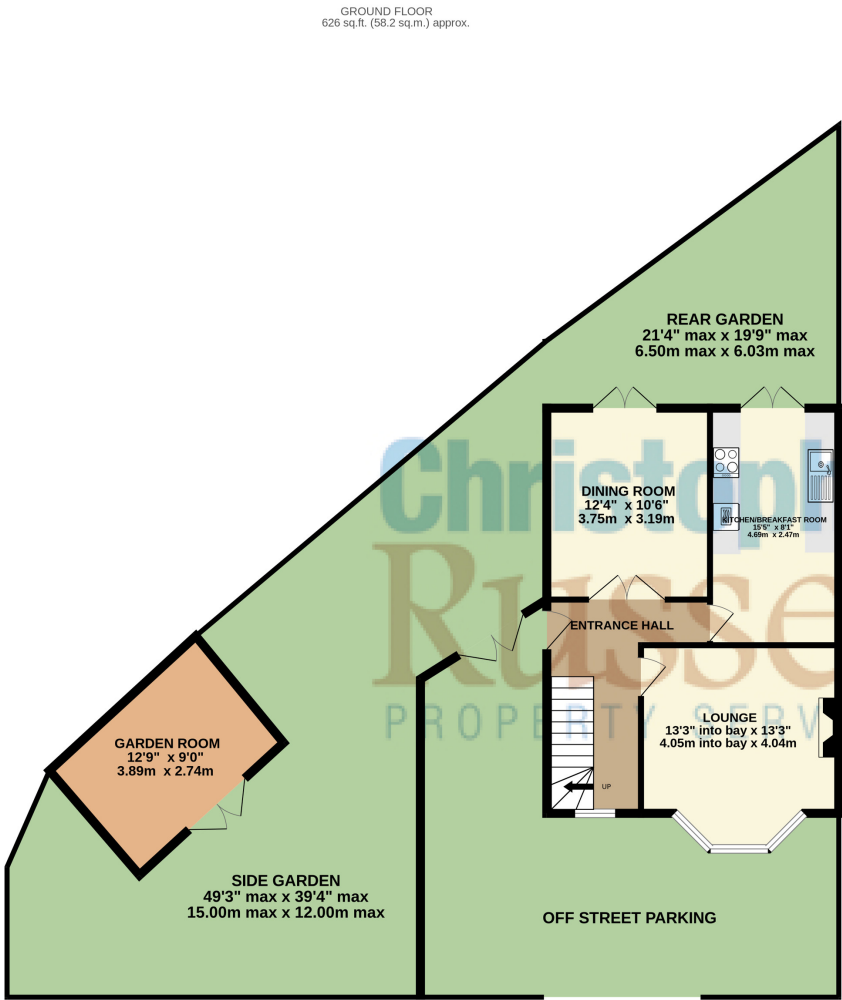
Offered as chain Free and set back from the road on a significantly larger than average wider plot, this property ideally situated and is within a very short walk to Sidcup Train station with Marks and Spencers Food Hall next door, Sidcup High Street Birkbeck Primary School, Chislehurst and Sidcup Grammar and Merton Court Independent Schools.

Featuring high ceilings with good sized rooms the accommodation comprises; entrance hall, lounge, dining room and kitchen on the ground floor with three bedrooms and a family bathroom on the first floor. There is a access to the garden from the dining room and kitchen.

The larger than average garden is set to the side and has been thoughtfully landscaped to feature a lawn, raised flower beds and substantial screening to the road. There is a fantastic garage room with full power that could be used as a gym, summerhouse or an office from home.

There is ample off street parking on a good sized driveway which provides parking for several cars.

Council Tax Band G.



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 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+)	77	88		
A				
(81-91)				
B				
(69-80)				
C	77	88		
(55-68)				
D				
(39-54)	77	88		
E				
(21-38)	77	88		
F				
(1-20)	77	88		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				