

Guide Price £475,000
Corbylands Road, Sidcup, DA15 8JG

**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.

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Christopher Russell Property Services

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Guide Price £475,000 to £500,000.

A three-bedroom semi-detached house situated on a sought-after road, conveniently located for New Eltham Train Station, local shopping facilities, Days Lane and Our Lady of the Rosary Primary Schools, and several secondary schools.

The accommodation comprises an entrance hall, lounge, dining room, and kitchen on the ground floor, with three bedrooms and a family bathroom on the first floor.

Externally, the property benefits from a driveway providing off-street parking and a family-sized rear garden. The property offers ample potential to extend to the rear and into the loft (subject to the usual planning consents).

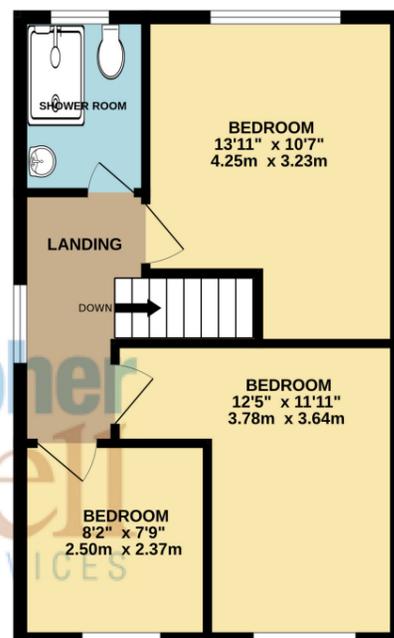
Council Tax Band D.

Agents Note: Material Information is available online as brochure 2 below.



GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



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TOTAL FLOOR AREA : 905 sq.ft. (84.1 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	72	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	