



£425,000

Larch Grove, Sidcup, Kent, DA15 8WJ

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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A beautifully presented, two double bedroom end of terrace property in The Hollies, just an easy walk from Sidcup station and restaurants and shops, including the soon-to-open M&S food store.

The property comprises, to the ground floor, an open plan living room, dining room and conservatory, together with a modern kitchen.

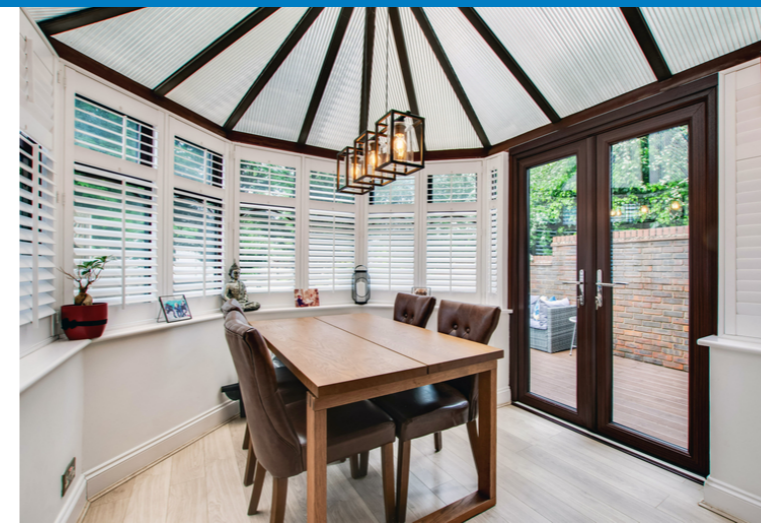
To the first floor are two double bedrooms, a contemporary bathroom and cupboard for a washing machine.

The rear garden is south facing and low maintenance with a large decked area.

There is off street allocated parking to the front of the property.

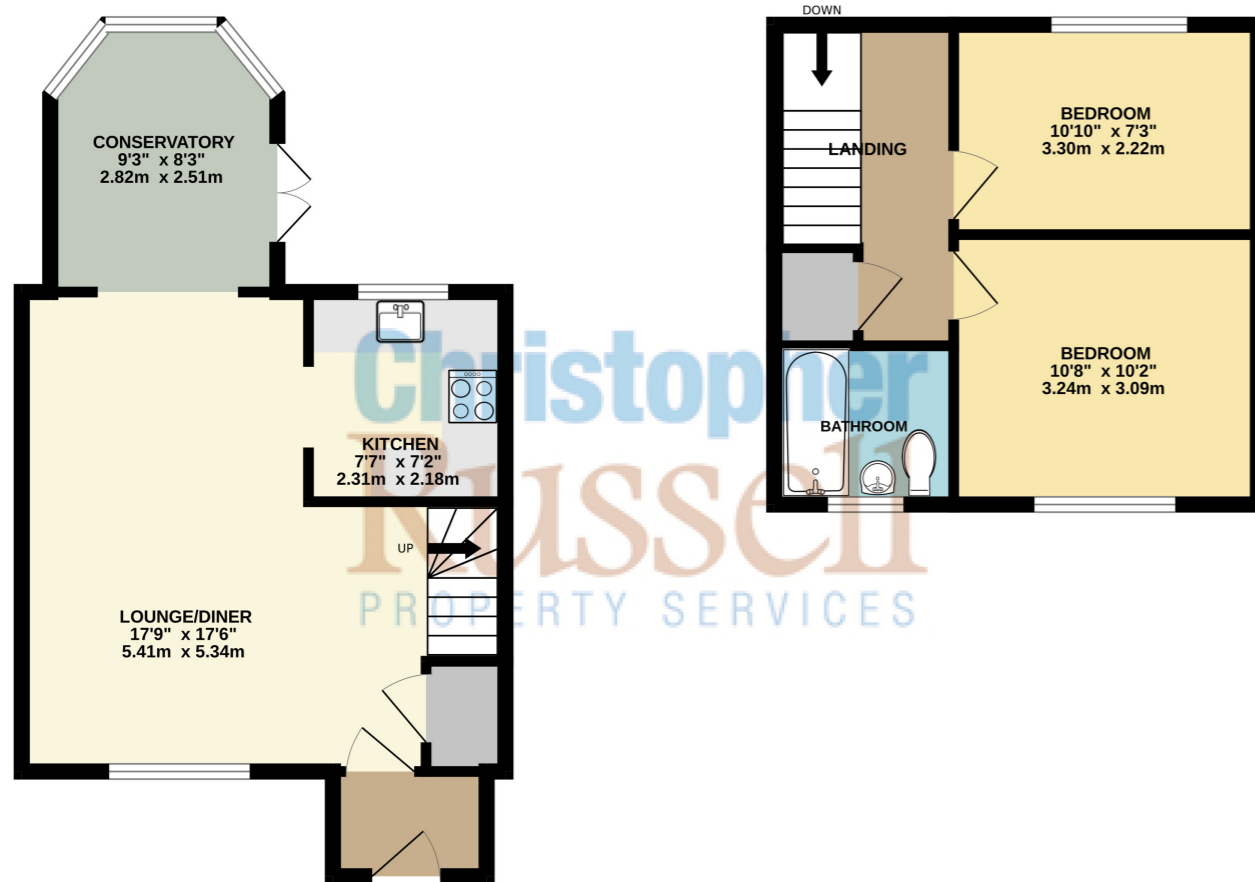
The Hollies has a leisure club for the exclusive use of the residents, which includes a swimming pool, two tennis courts, gym, snooker table and pool table. The compulsory membership cost for all households is currently £1,000 per annum.

Council Tax Band E.



GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.

1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 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		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			