



**Offers in Region of £850,000**  
**Blackfen Road, Sidcup, Kent, DA15 9NJ**

**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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Extremely spacious and hugely versatile detached four bedroom, three bathroom house presented in excellent decorative condition and situated in a very convenient location offering excellent transport links, shopping facilities and schools.

The property has been modernised to a good standard and extended very thoughtfully that could now with a small change create a one bedroom self contained annex.

Set back from the road the property offers more potential to extend or to be redeveloped STPP as the rear garden extends over 100ft.

The property comprises a large entrance hall with be-spoke fitted office furniture which has created a study area, 22'8" lounge, 18'3" kitchen/diner, 26'7" conservatory, double bedroom with an en suite shower room, utility room, internal study/office and a garage on the ground floor with three bedrooms, en suite bathroom to the main bedroom and an additional shower room on the first floor.

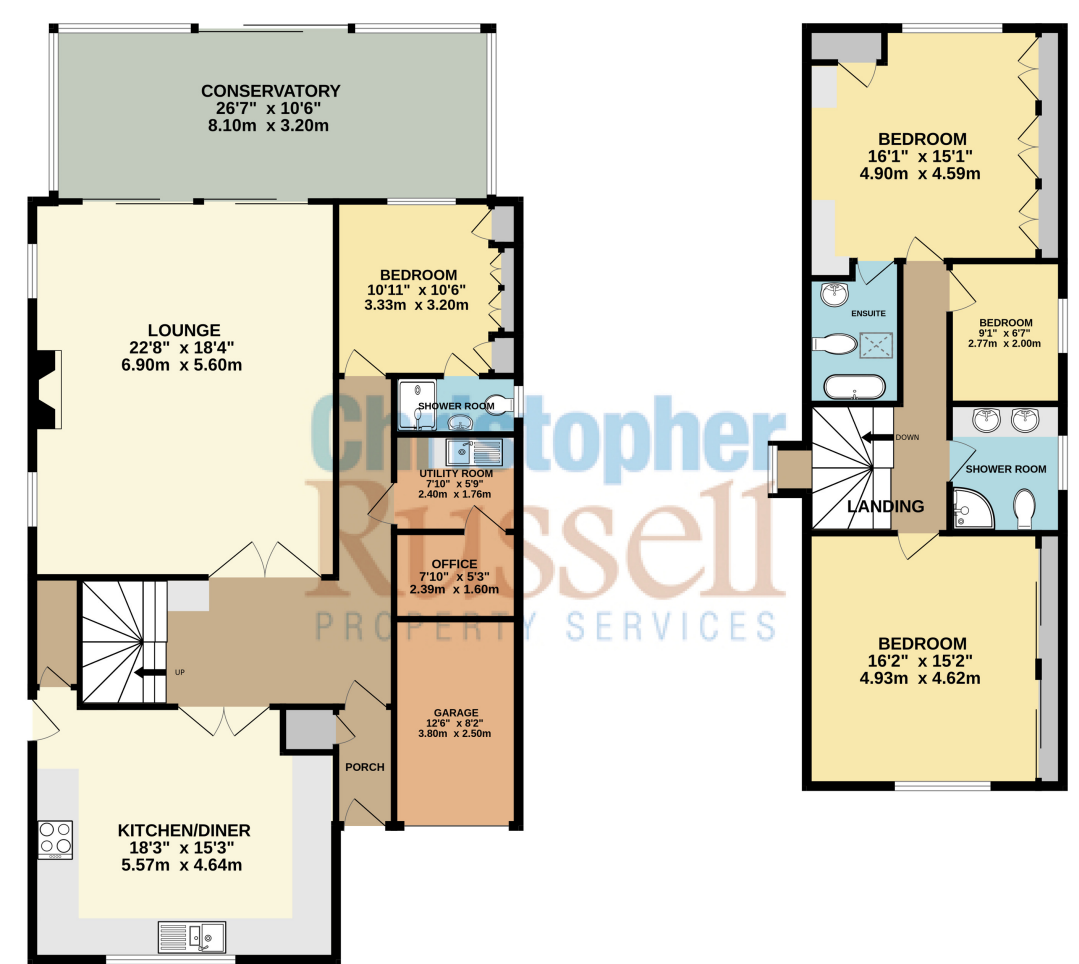
Outside the front driveway has parking for 8-10 cars and the rear garden extends over 100ft with a large patio and lawn.

Council Tax Band E.



GROUND FLOOR  
1536 sq.ft. (142.7 sq.m.) approx.

1ST FLOOR  
719 sq.ft. (66.8 sq.m.) approx.



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TOTAL FLOOR AREA : 2255 sq.ft. (209.5 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		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	