



Guide Price £340,000

**East Rochester Way, Sidcup, Kent,
DA15 8TG**

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £340,000 to £360,000.

An extended three bedroom semi-detached house in need of modernisation, located a short distance from Falconwood train station and in walking distance of Harris Academy and Bishop Ridley Primary School.

Accommodation comprises to the ground floor, porch, entrance hall, lounge, extended dining room and extended kitchen.

To the first floor are two double bedrooms, a single bedroom and bathroom.

To the front, the garden is laid to lawn with flower beds and there is side access to the rear of the property.

The rear garden is south facing and has a lawn and flower beds. There is a double garage with good access from Chester Road.

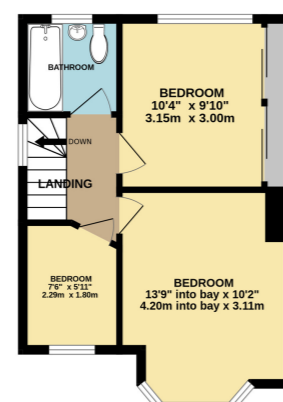
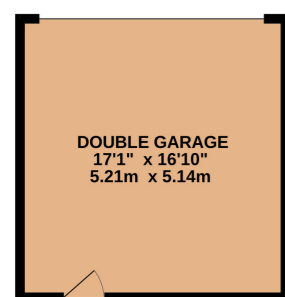
Please note that the rear extension is of single skin brickwork which does not comply with current building regulations. Potential buyers are advised to check with their mortgage provider that this is acceptable for mortgage purposes before viewing the property. This is reflected in the low asking price.

Council Tax Band D.



GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.

1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1108 sq.ft. (102.9 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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