



OIRO £550,000

The Oval, Sidcup, Kent, DA15 9ES

Christopher Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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Beautifully presented three bedroom semi detached un-extended chalet style house situated in an extremely popular location providing access to Sidcup train station, schools and a variety of shops. The house sits opposite the popular local green of The Oval and its parade of shops and restaurants.

This character property has been meticulously maintained and is in excellent decorative condition.

Offered as end of chain the property has a huge amount of potential to extend and there is planning permission that has been granted for the extension.

The accommodation currently comprises, entrance hall, lounge, dining room, kitchen with a range of freestanding units and a shower room on the ground floor. The first floor comprises two double bedrooms.

Outside there is off street parking for two cars and a beautiful meticulously maintained rear garden with an outbuilding.

Council Tax Band E.



TOTAL FLOOR AREA : 1378 sq.ft. (128.0 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		57	80

EU Directive 2002/91/EC
 England, Scotland & Wales