



£875,000

White Oak Gardens, Sidcup, Kent, DA15 8WE

Christopher Russell PROPERTY SERVICES



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Christopher Russell Property Services

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A well presented four double bedroom detached house in The Hollies, which comes to the market for the first time since it was built in 1987.

The property comprises, to the ground floor, a spacious entrance hall, large dual aspect lounge with patio doors overlooking the rear garden, dining room, kitchen/breakfast room which opens to the utility room and cloakroom.

To the first floor are four double bedrooms with an en suite to the master bedroom, together with a family bathroom.

The house is on a good-sized corner plot with established gardens. There is a detached double garage with parking spaces to the front.

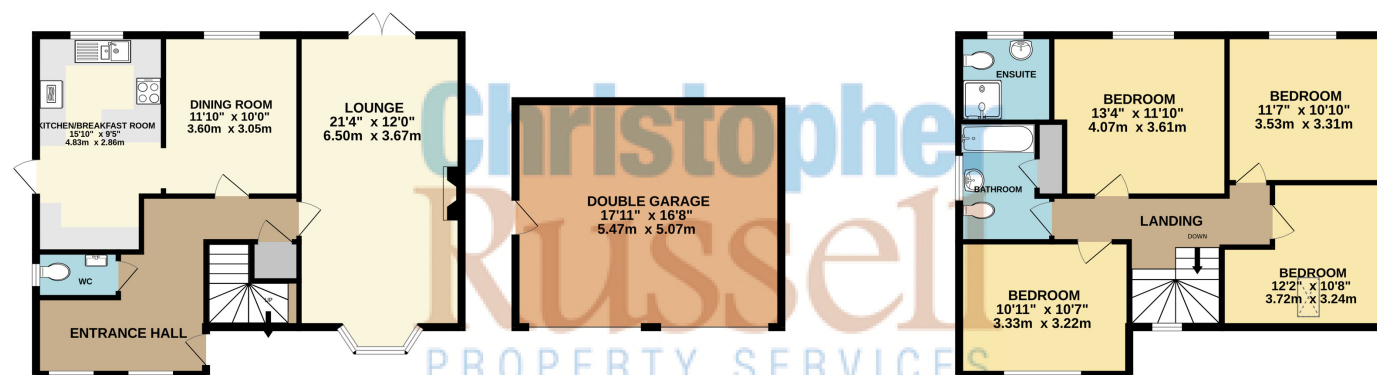
Membership to The Hollies Countryside Leisure Club, with tennis courts, swimming pool, jacuzzi, well equipped gym, snooker and pool table is available (but not compulsory) for an annual fee of £1000.

Council Tax Band G.



GROUND FLOOR  
1049 sq.ft. (97.4 sq.m.) approx.

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



TOTAL FLOOR AREA: 1767 sq.ft. (164.2 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+)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	