



Guide Price £400,000

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

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price From £400,000 to £420,000.

Larger than average three double bedroom extended semi detached bungalow ideal for a family or someone looking to downsize into a property on one level.

Situated in a very convenient location for Falconwood train station and schools, this deceptively spacious property features a large rear extension comprises; entrance hall, lounge, kitchen/diner, shower room and three double bedrooms.

Features include gas fires central heating, double glazing, off street parking for two cars accessed via a recently tarmac rear service road.

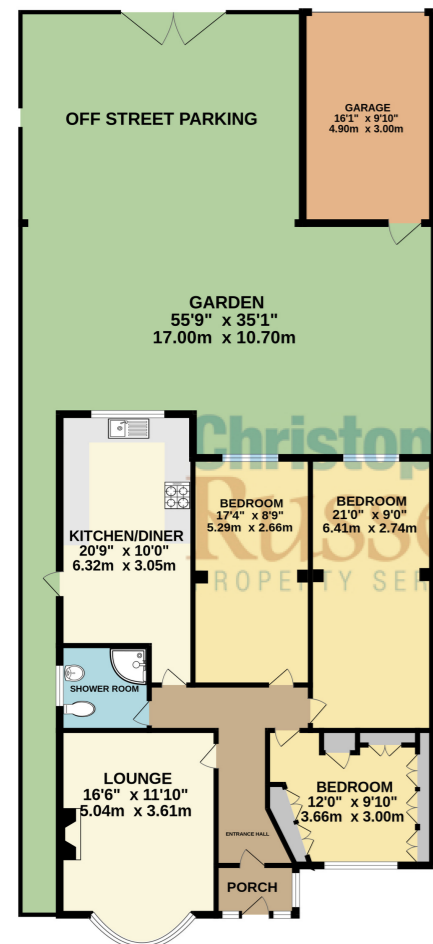
The rear garden extending approximately 60ft.

There is also a detached garage situated at the end of the rear garden.

Council Tax Band D.



GROUND FLOOR
1159 sq.ft. (107.7 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 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		81
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	