£800,000

Marechal Niel Avenue, Sidcup, Kent, DA15 7PB

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.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Christopher Russell Property Services

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Beautifully presented extended four bedroom semi detached house situated in a popular road within walking distance to New Eltham and Sidcup train stations, Dulverton Primary School and Chislehurst and Sidcup Grammar School.

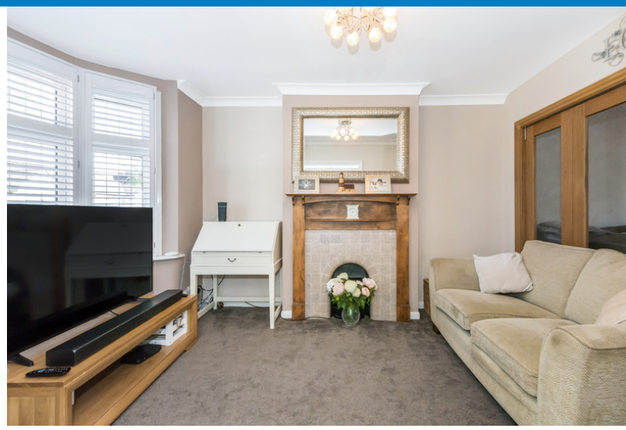
Having been finished to a very high specification the property offers fantastic space as a family home throughout.

The downstairs accommodation comprises of a lounge, a family room leading onto the stunning kitchen which has a range of integrated Neff appliances, under floor heating, Velux windows with rain sensors, raised extractor fan and bi-folding doors onto the rear garden. The kitchen leads through to a utility room, WC and a study/cinema room.

Upstairs there are four bedrooms, a family bathroom and an en suite to the master bedroom.

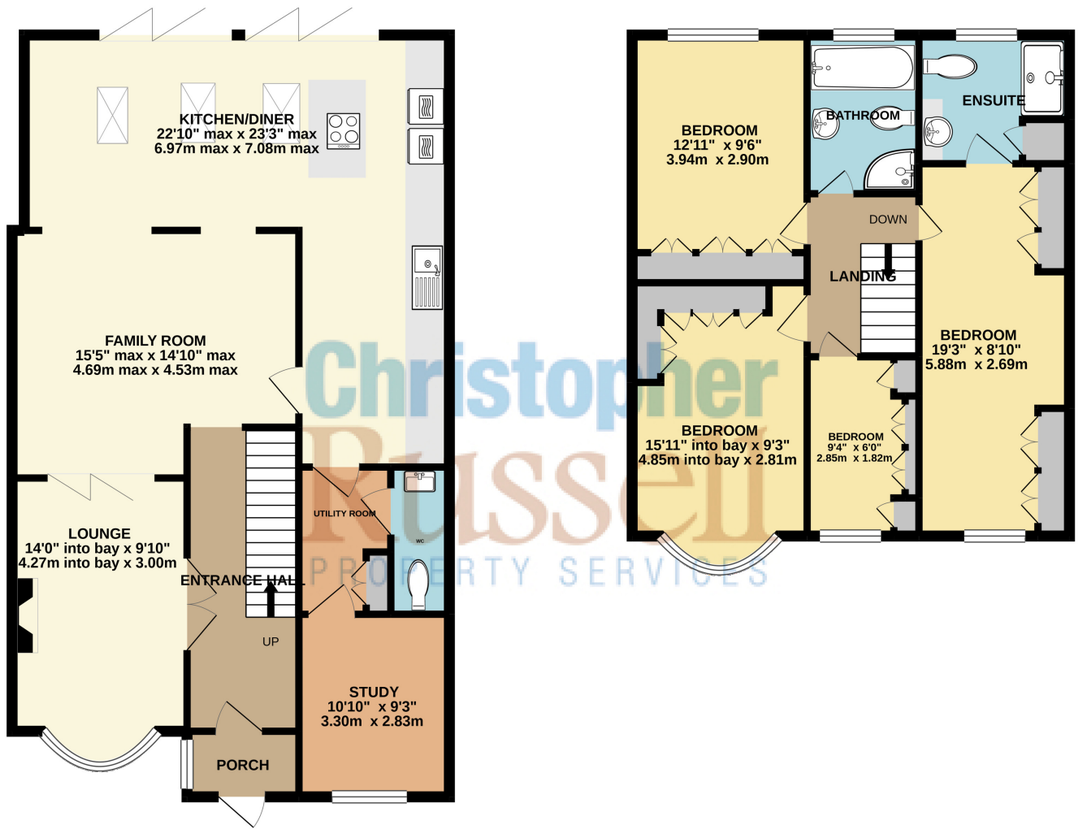
The rear garden features a decked area with a lined heated swimming pool which has a new pump and filter. There is a lawn area which has an outbuilding with electricity and WiFi which is currently being used as a gym.

The resin driveway has space for several cars.

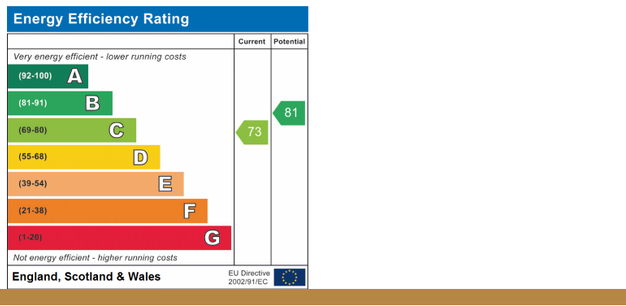


GROUND FLOOR
928 sq.ft. (86.2 sq.m.) approx.

1ST FLOOR
642 sq.ft. (59.6 sq.m.) approx.



Christopher Russell PROPERTY SERVICES

TOTAL FLOOR AREA : 1569 sq.ft. (145.8 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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