



Guide Price From £600,000
Marlborough Park Avenue, Sidcup, Kent
, DA15 9DY

Christopher Russell
PROPERTY SERVICES



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

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

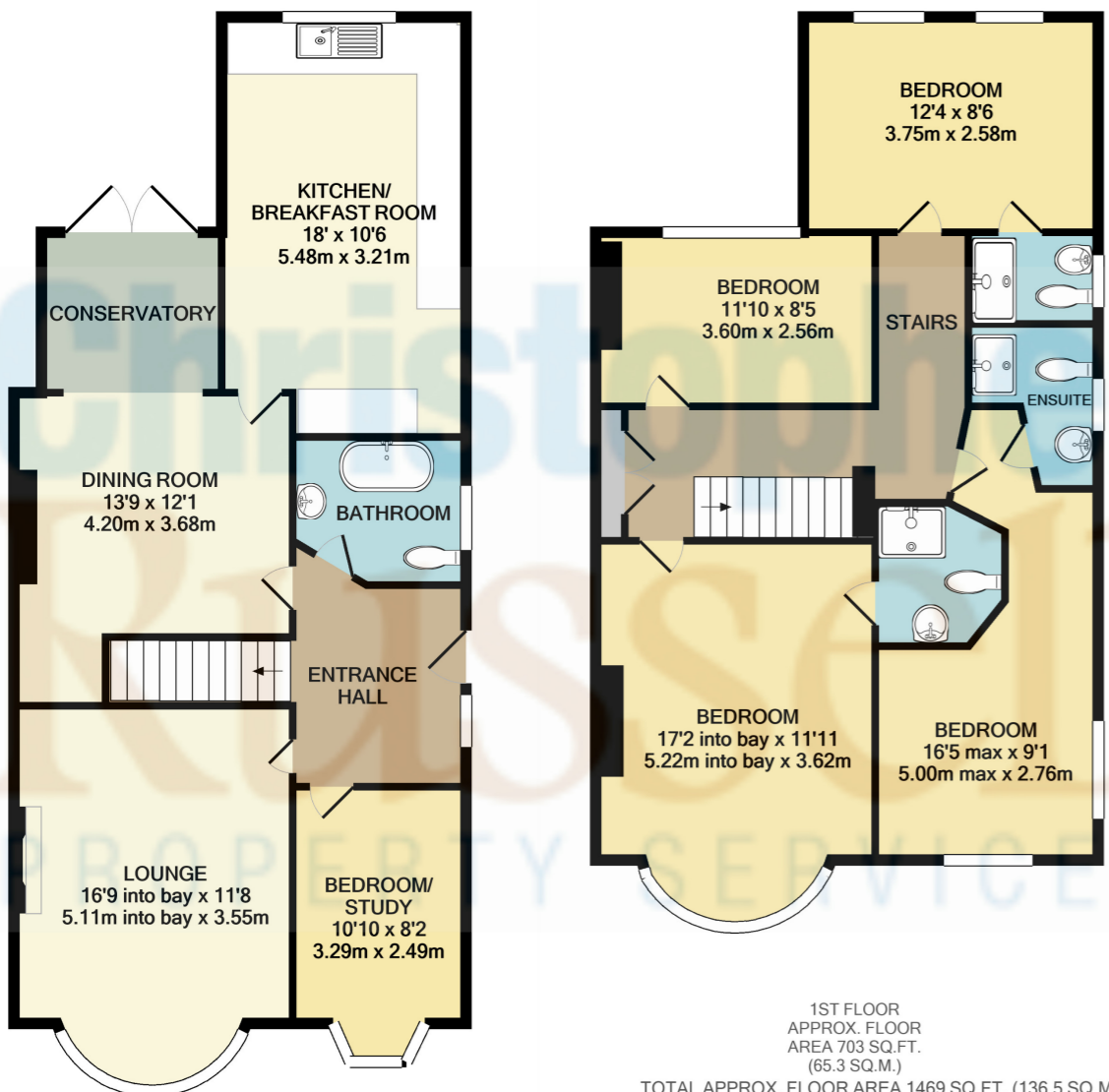
Guide Price From £600,000 to £625,000.

Five bedroom extended chalet situated in the Marlborough Park development within walking distance to Sidcup train station, and number of good Schools including Chatsworth Infants, Burnt Oak, Holy Trinity Primary Schools and Chislehurst and Sidcup Grammar School and a wide range of shops and restaurants at The Oval.

Having been extended the downstairs accommodation comprises of a lounge, bedroom/study, dining room and an extended fitted kitchen.

Upstairs, there are four bedrooms with three of the bedrooms benefiting from en suites.

The well maintained rear garden is mainly laid to lawn and there is off street parking for several cars to the front.



GROUND FLOOR
APPROX. FLOOR
AREA 767 SQ.FT.
(71.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 703 SQ.FT.
(65.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1469 SQ.FT. (136.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2020



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		69	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		63	77

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

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