



£599,000

Willersley Avenue, Sidcup, Kent, DA15 9EG

Christopher Russell  
PROPERTY SERVICES



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Christopher Russell Property Services

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Four bedroom semi detached house offered with no onward chain situated just over half a mile to Sidcup train station a short walk to Days Lane, Chatsworth Infant, Burnt Oak and Holy Trinity Primary schools and within easy reach of Chislehurst and Sidcup Grammar School.

This extended family home comprises, entrance hall, lounge dining room, conservatory, ground floor WC and a spacious kitchen on the ground floor.

There is an integral garage that would be ideal to convert into another reception or bedroom.

On the first floor are four bedrooms and a modern bathroom suite.

The property features gas central heating and double glazing.

Outside there is ample off street parking and a westerly facing rear garden with a patio and lawn.

Council Tax Band E.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	

GROUND FLOOR  
805 sq.ft. (74.8 sq.m.) approx.

1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 1312 sq.ft. (121.9 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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