



**Guide Price £500,000**  
**Foots Cray Lane, Sidcup, Kent, DA14 4NR**

**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



Guide Price £500,000 to £525,000.

A beautifully presented four-bedroom two bathroom house situated in a convenient location to Sidcup and Albany Park train stations, Hurst Primary and Chislehurst and Sidcup Grammar Schools.

This exceptionally well maintained family home has been tastefully decorated, modernised and finished to a good standard.

The main bedroom is a loft conversion that features a beautiful en suite bathroom and in addition there are another two double bedrooms, single bedroom and a family bathroom.

The ground floor has been extended and offers open planned living with a separate lounge, spacious dining room that is semi open planned to the kitchen.

Modernised to a good standard the property features fitted wardrobes to all of the four bedrooms, double glazing, gas central heating with a new boiler installed in September 2024, modern fitted and integrated kitchen and a good sized front driveway providing off street parking for two cars.

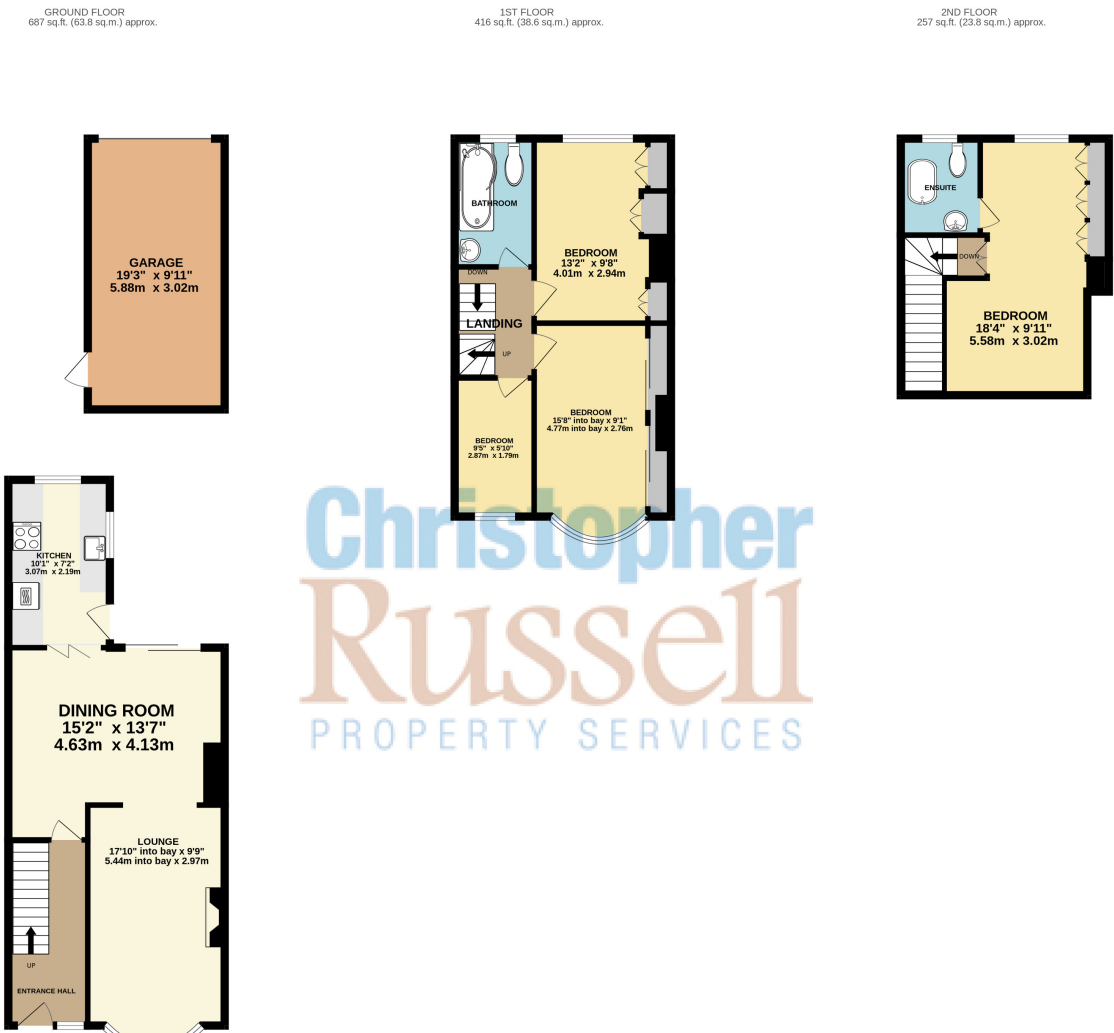
The West rear garden is secluded with a decked area, lawn and a range of plants and shrubs.

There is a good sized detached garage to the rear.

Council Tax Band D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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		



TOTAL FLOOR AREA : 1359 sq.ft. (126.3 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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