



£450,000

Park Mead, Sidcup, Kent, DA15 9PJ

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Open Day Saturday 13th July.

Beautifully presented extended three bedroom house that has been subject to a considerable amount of modernisation by the current owner.

This impressive property comprises an entrance hall, through lounge/diner, shower room with WC and beautiful open planned kitchen/breakfast room with panoramic patio doors leading to the exceptionally well-maintained rear garden on the ground floor.

On the first floor there are three bedrooms, two having fitted wardrobes and a family bathroom.

The property features gas central heating, double glazing, modern fitted and integrated kitchen complimented with quartz work surface and breakfast bar, modern shower room and bathroom suites.

There is off street parking on the front driveway and an exceptionally well-maintained rear garden.

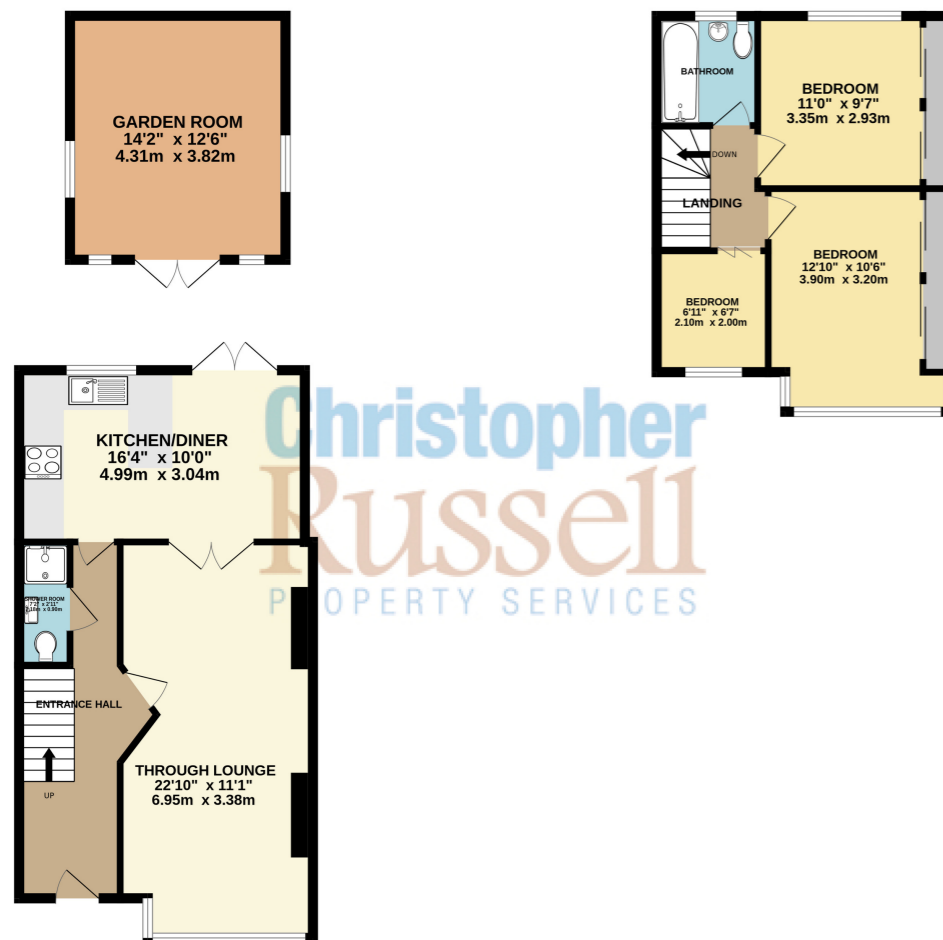
In the garden at the end is access to a superb garden room with full power, integrated speakers and air conditioning for hot and cold air.

Council Tax Band C.



GROUND FLOOR
710 sq.ft. (65.9 sq.m.) approx.

1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			