



£485,000

Lingey Close, Sidcup, Kent, DA15 8EG

Christopher Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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A well presented four bedroom end of terrace house in a lovely quiet location, just a short walk from Sidcup train station and local shops and restaurants.

Excellent location for Chislehurst and Sidcup Grammar School and a plethora of good primary schools.

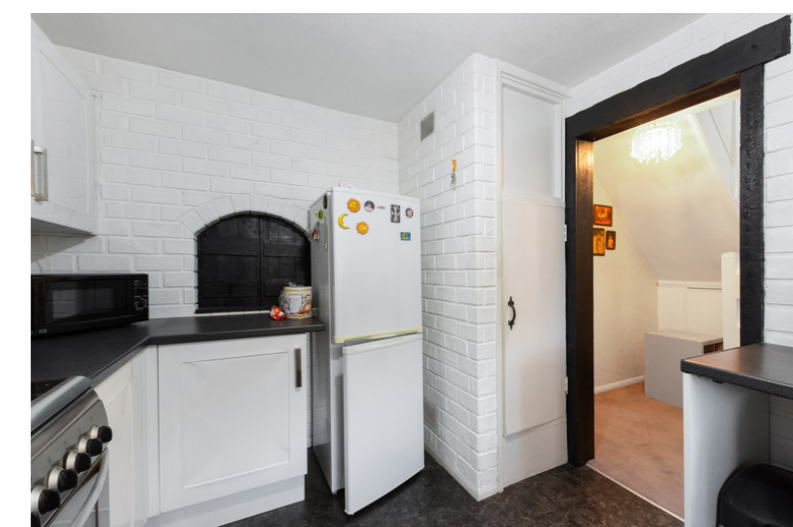
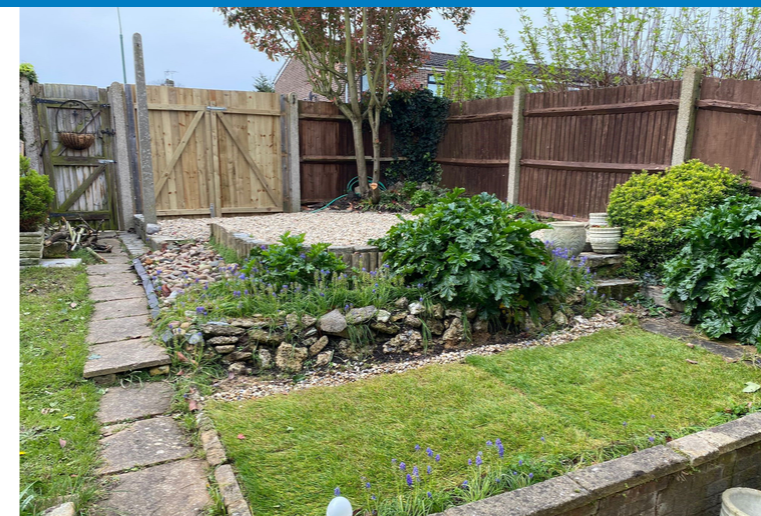
Accommodation comprises to the ground floor a modern fitted kitchen, large lounge/dining room with views over the South facing rear garden and cloakroom. To the first floor are four bedrooms and a bathroom with modern suite.

Features include gas central heating and double glazing.

The rear garden features a patio, lawn and mature flower beds.

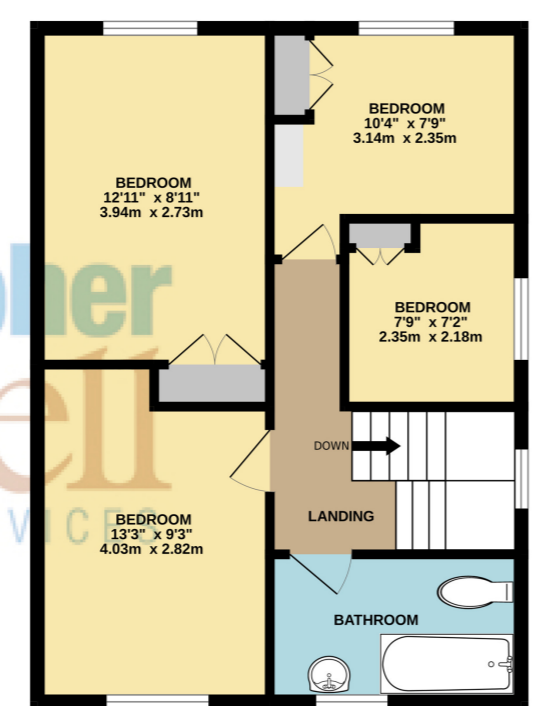
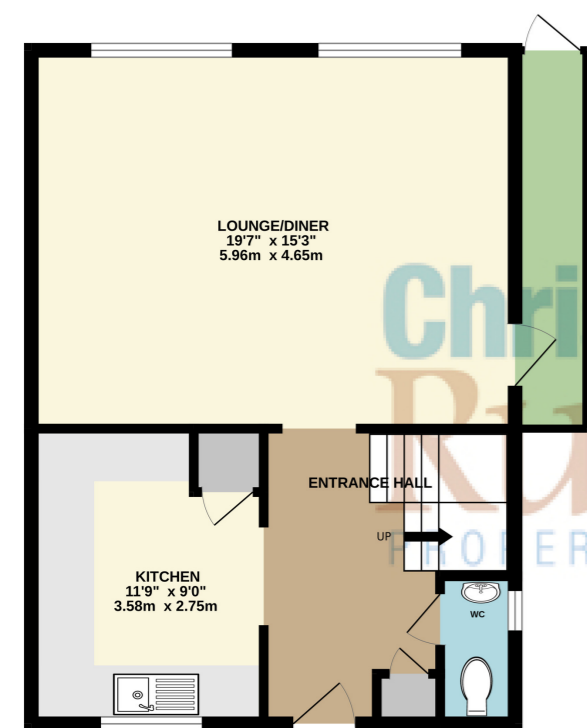
There is a dropped kerb to the rear of the property enabling off street parking to be provided at the end of the garden.

Council Tax Band E.



GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.

1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			