



**Offers in Excess of £535,000**  
**Raeburn Road, Sidcup, Kent, DA15 8RB**

**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.

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**Christopher Russell Property Services**

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An impressive three-bedroom semi-detached house situated on a sought-after residential road.

The property is within a short walk of Days Lane and Our Lady of the Rosary primary schools, several well-regarded secondary schools, and Bexley Grammar School, making it ideal for families.

Having undergone extensive modernisation over the past two years, the property also offers excellent potential to extend to the side, creating a significantly larger family home (subject to the usual planning consents).

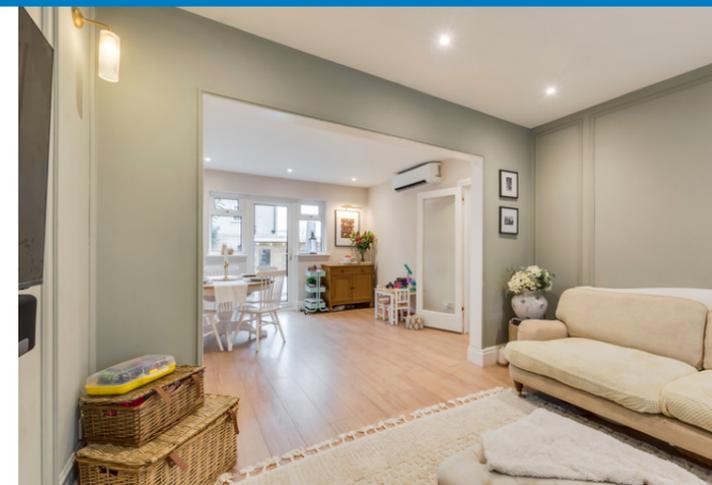
The accommodation currently comprises an entrance hall, through lounge/diner, and kitchen on the ground floor, with three bedrooms and a family bathroom on the first floor.

Recent modernisation includes a newly installed air conditioning units providing hot and cold settings in several rooms including the garden room, a full electrical rewire, a new bathroom suite, a new fitted kitchen, complete redecoration, and new floor coverings throughout. In addition, a new central heating boiler has been installed, several windows and doors have been replaced, and fitted window shutters have been added.

Externally, the property benefits from a driveway providing off-street parking for two cars and access to a larger-than-average garage.

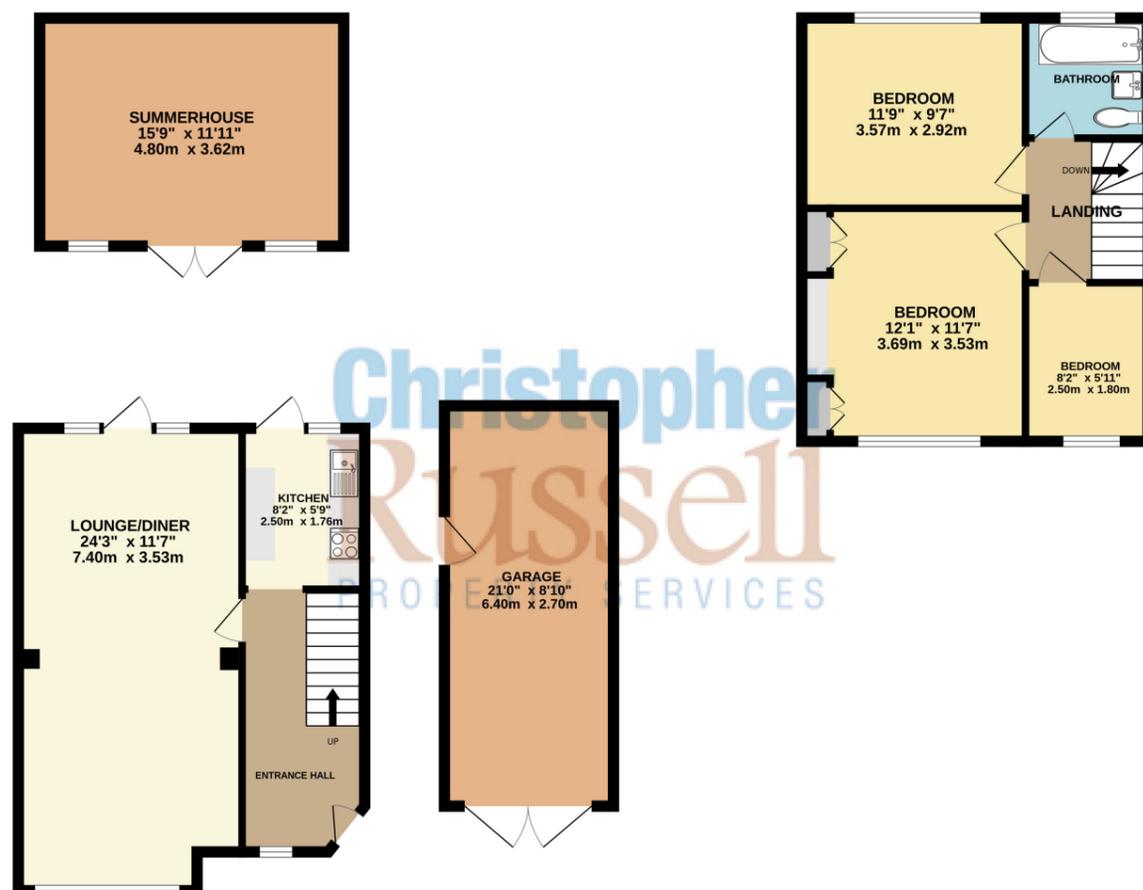
The landscaped rear garden is a particularly attractive feature, boasting a newly paved patio, an assortment of pleached trees, stylish slatted fencing, and a garden room positioned at the rear of the garden — ideal for home working, hobbies, or entertaining.

Council Tax Band D.



GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.

1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 1186 sq.ft. (110.2 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	80
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			