

**Guide Price £400,000**

**East Rochester Way, Sidcup, Kent,  
DA15 8TG**

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Guide Price £400,000 to £425,000.

Extended three bedroom semi detached house that features a large kitchen extension open planned arrangement offering a fabulous kitchen/diner family room arrangement.

Presented in good decorative condition and offered as end of chain, this impressive property is situated in a great location for Falconwood Train station, Bexley Grammar and Harris Academy.

The accommodation comprises, entrance hall, lounge, open planned kitchen/diner/family room on the ground floor with three bedrooms and a family bathroom on the first floor.

The property previously also has the potential to extend the first floor accommodation (STPP).

Features include gas central heating, double glazing, modern fitted kitchen, modern bathroom suite, a South facing rear garden and also a detached double garage at the end of the garden.

Council Tax Band D.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(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	