



£650,000

Harman Drive, Sidcup, Kent, DA15 8LY

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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Double fronted four bedroom semi detached house, situated in a popular residential road and occupying a substantial corner plot.

Located very conveniently for Bexley Grammar, Days Lane and Our Lady of the Rosary Primary Schools, The Oval Shopping Facilities and its popular restaurants, bars and coffee shop and local transport facilities providing good access to Sidcup and New Eltham Train Stations.

This spacious family home offers versatile accommodation including two receptions, an open plan kitchen diner, ground floor W.C., impressive triple aspect master bedroom with en-suite bathroom, three further bedrooms and shower room. In addition there is a large outdoor utility room.

The current owners have modernised the property and we understand that this has included and an electrical rewire, new heating system, new double glazed windows to the rear aspect and the modernising of the en-suite and bathrooms.

The well maintained gardens are to the front, side and rear of the property and there is a driveway enabling parking for approximately four vehicles.

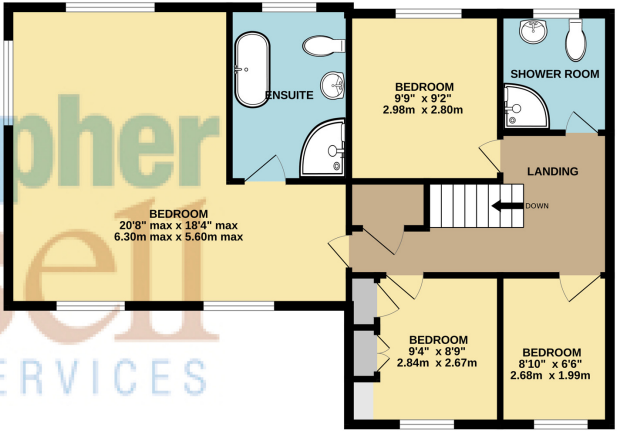
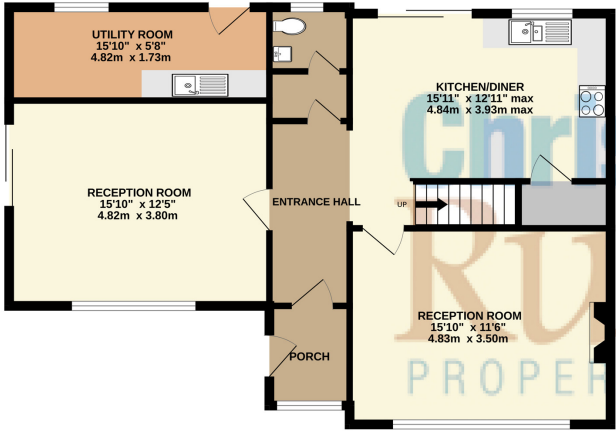
Council Tax Band E.

Agents Note: Material Information is available online as brochure 2 below.



GROUND FLOOR
796 sq.ft. (73.9 sq.m.) approx.

1ST FLOOR
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 1565 sq.ft. (145.4 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+)	71	78
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		