



Guide Price £525,000
Silverdale Road, Bexleyheath, Kent,
DA7 5AB

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.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Guide Price £525,000 to £550,000

A three bedroom semi-detached house offered as end of chain situated in a very desirable road just over half a mile to Barnehurst Train Station and a short walk to several excellent local primary schools.

In need of modernisation the property has great potential to extend to the side, rear and loft subject to local planning permission.

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

The property does feature gas central heating and is double glazed.

Outside there is a front driveway which could park three cars, access to a garage which has a remote control up and over door. There is a door at the back of the garage that gives access to the rear garden.

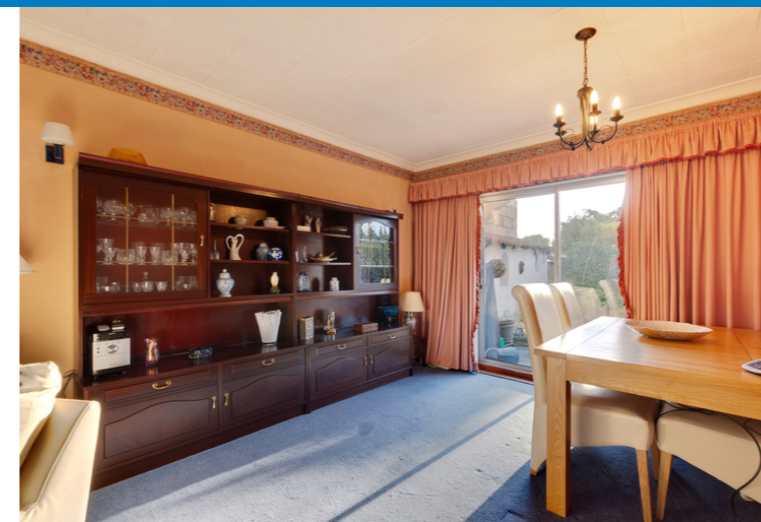
The South West facing rear garden extends approximately 100ft which has a greenhouse and two sheds and are sold as seen.

AGENTS NOTES

The rear garden is sold as seen.

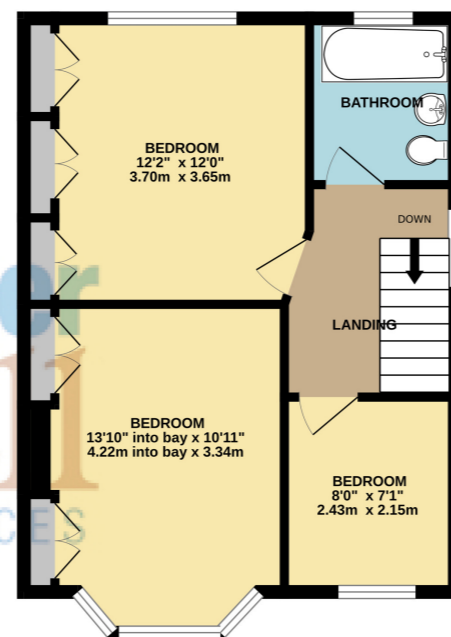
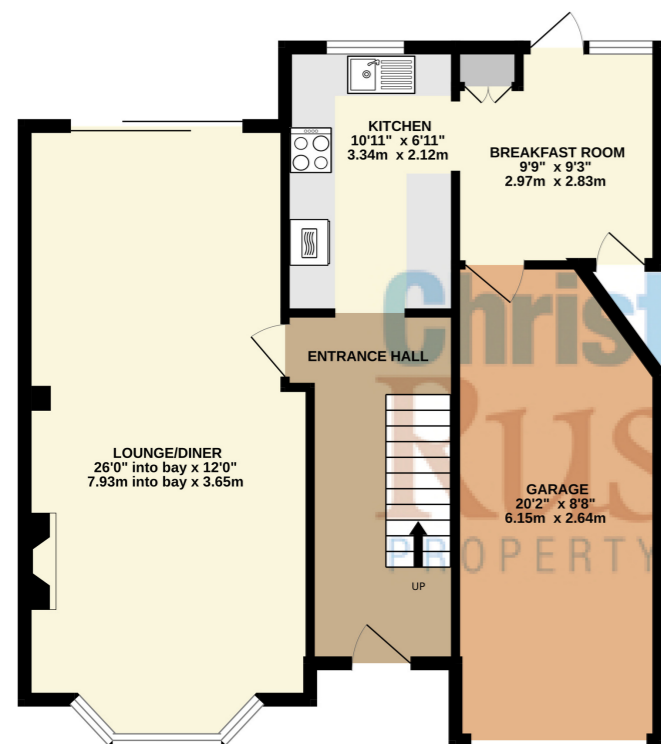
The extension to the side of the kitchen is of single skin construction so does not conform to current building regulations.

Council Tax Band E.



GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1175 sq.ft. (109.2 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		81	
EU Directive 2002/91/EC			
England, Scotland & Wales			