



Guide Price £450,000

Foots Cray Lane, Sidcup, Kent, DA14
4NR

**Christopher
Russell**
PROPERTY SERVICES



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Guide Price £450,000 to £475,000

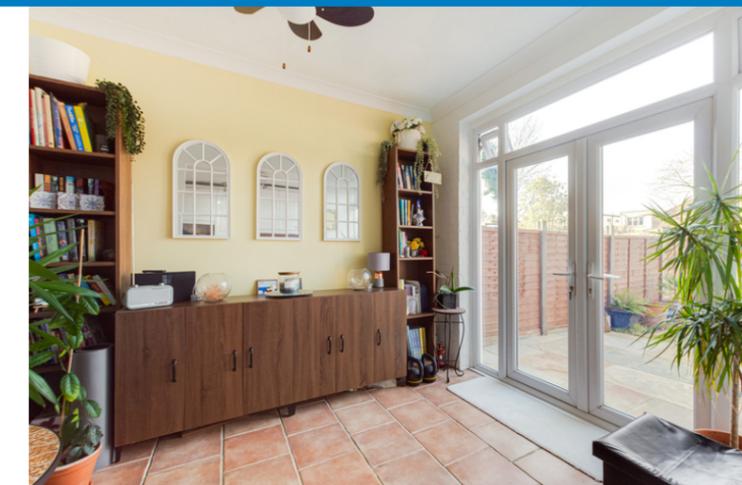
A well-presented three-bedroom round bay fronted mid-terrace house, ideally located under half a mile from Albany Park and approximately 0.7 miles from Sidcup train station.

Offered in good decorative order throughout, the property comprises on the ground floor; entrance hall leads into a spacious through lounge/diner, an extended galley-style kitchen open planned at the end into the breakfast room,. The first floor comprises; three bedrooms, comprising two doubles and a single bedroom, together with a modern family bathroom.

Outside: To the front, there is a driveway providing off-street parking.

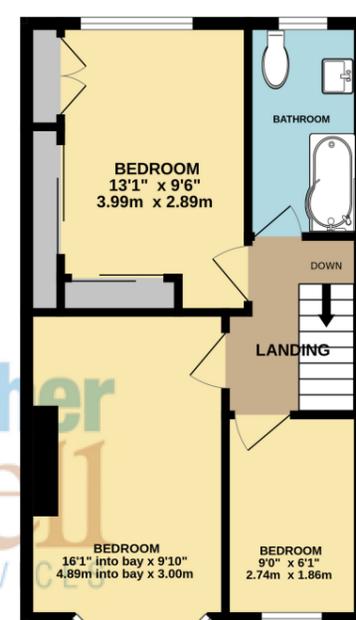
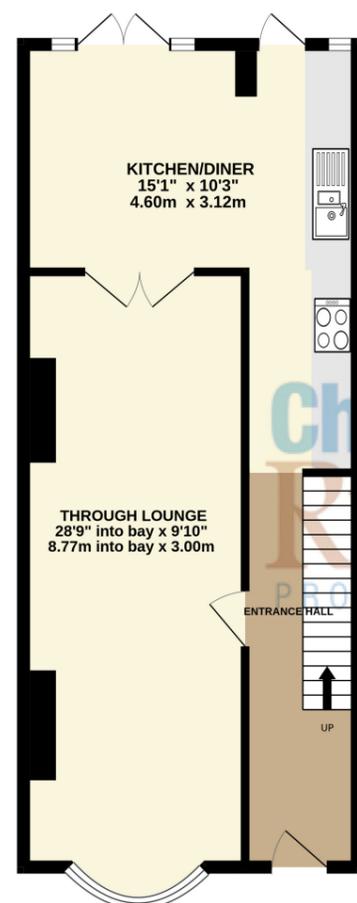
The rear garden extends approximately 70ft and offers a good-sized outdoor space.

Council Tax Band D.



GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.

1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



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TOTAL FLOOR AREA : 963 sq.ft. (89.5 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 | 72 | 79 |
| (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 | |