



## Offers in Region of £650,000 St James Way, Sidcup, Kent, DA14 5ER

**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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Four double bedroom semi detached character house, offered with no onward chain.

Situated in a popular location a short walk to Fooks Cray Meadows and The Five Arches and one mile to Albany Park Train Station.

This larger than average family home comprises remodelled accommodation on the ground floor with the conversion of the garage. Accommodation comprises; four bedrooms and a family bathroom on the first floor with lounge, dining room, conservatory, spacious kitchen/breakfast room, large utility room and ground floor WC.

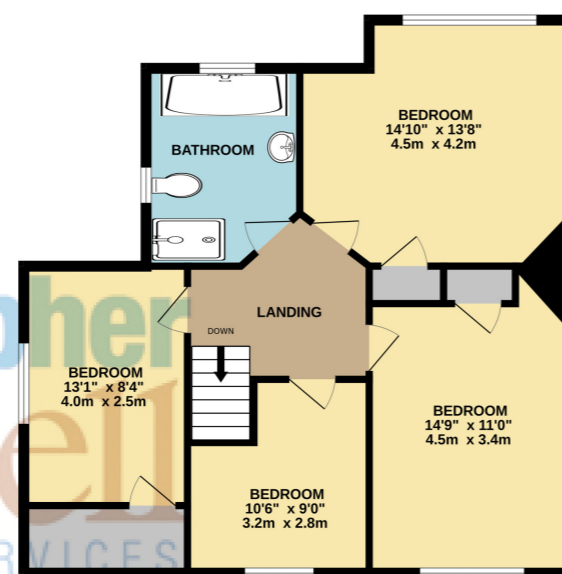
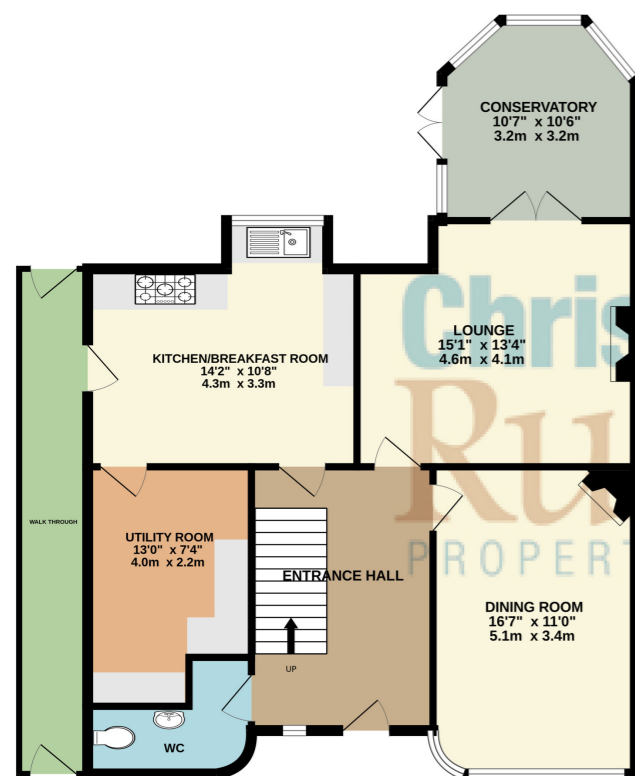
There is ample off street parking on the front driveway and the rear garden extends approximately 70-80ft with a patio, lawn, established borders and a brick built bar area on the patio.

Council Tax Band F.



GROUND FLOOR  
924 sq.ft. (85.8 sq.m.) approx.

1ST FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA: 1683 sq.ft. (156.4 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+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

EU Directive 2002/91/EC