



£510,000

Ellison Road, Sidcup, Kent, DA15 8BL

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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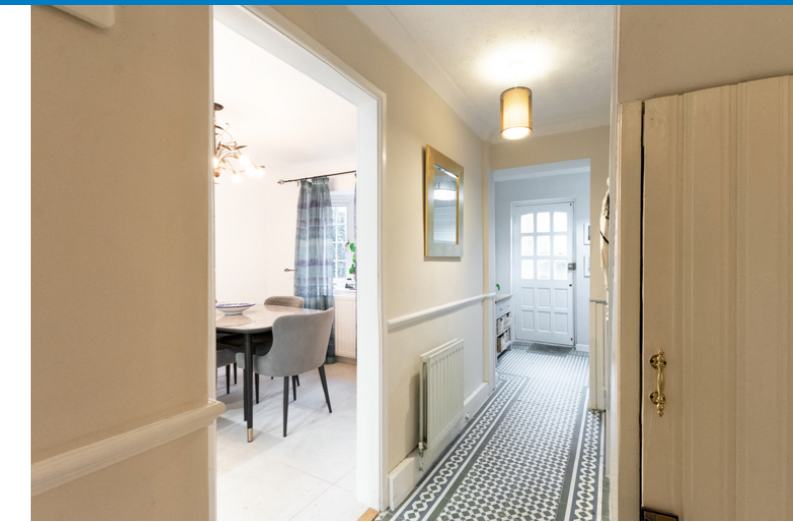
Double fronted three double bedroom end of terrace house with an ensuite shower room offered as end of chain offering larger than average accommodation and situated in a very convenient location within a short walk to New Eltham Train Station, local shopping facilities at Halfway Street, Days Lane and Our Lady of the Rosary Primary Schools.

The property comprises remodelled accommodation on the ground floor and features a front to back entrance hall with tiled flooring that has a small study area to the end. There is a recently modernised open planned dual aspect kitchen/diner with a central breakfast bar and a separate spacious dual aspect lounge. On the first floor are three bedrooms, the master has an ensuite shower room and there is a separate bathroom suite.

The property features gas central heating, double glazing, off street parking a a detached garage.

The rear garden extends approximately 80ft.

Council Tax Band D.



GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.

1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (106.9 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	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			