

£1,300,000

Lansdown Road, Sidcup, Kent, DA14
4EF

**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

An impressive, four bedroom, double fronted Victorian house, close to good local schools and shops and within a short walk of Sidcup train station.

The property has large rooms with high ceilings and retains many original features including ceiling roses and corncicing, staircases and fireplaces.

Accommodation to the ground floor comprises three reception rooms, kitchen, contemporary shower room and conservatory with access to a large decked area with lovely views over the garden. There is access to the cellar which has plenty of storage space as well as housing the Megaflo water system.

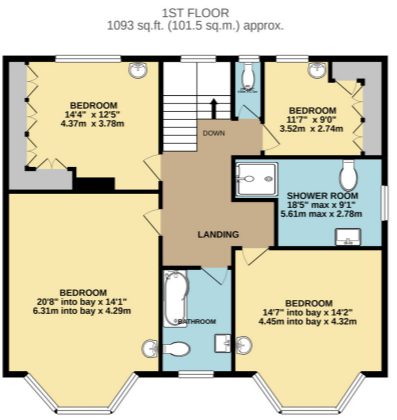
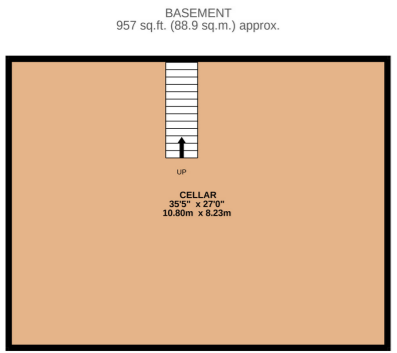
To the first floor are four good sized bedrooms, bathroom, shower room and wc.

Outside, the property has an in/out drive with off street parking and access to the garage.

To the rear is a beautifully landscaped garden with mature trees and borders as well as a pond and further decked area.

Because of the size of the rooms and layout, the accommodation could easily be altered and offers the possibility of further rooms in the roof, subject to the necessary consent being obtained.

Please note, there is to be a covenant on this property which will preclude the conversion of this into flats or apartment.



TOTAL FLOOR AREA : 3483 sq.ft. (323.6 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.

Made with Metropix ©2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	