



Guide Price £475,000
Harman Drive, Sidcup, Kent, DA15 8JZ

**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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Christopher Russell Property Services

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Guide Price £475,000 to £500,000.

Extended three bedroom semi detached house situated in a very sought after location very convenient for Bexley Grammar, Days Lane and Our Lady of the Rosary Primary Schools, The Oval Shopping Facilities and its popular restaurants, bars and coffee shop and local transport facilities providing good access to Sidcup and New Eltham train stations.

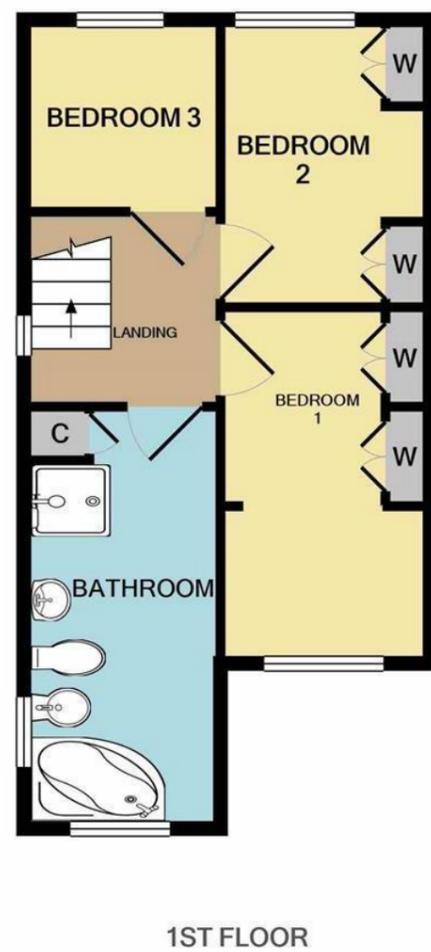
Offered with no onward chain the property comprises; hallway, lounge, dining room, kitchen and cloakroom on the ground floor with three bedrooms and a features sized bathroom on the first floor.

Set back from the road the property features a good sized driveway to park several cars and a shared side driveway leading to a garage.

There is a rear garden that is mainly paved with an area of lawn and raised flower beds.

Council Tax Band E.

Agents Note: Material Information is available online as brochure 2 below.



Measurements are approximate. Not to scale. Illustrative purposes only
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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	59	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	