



£925,000

Priestlands Park Road, Sidcup, Kent,
DA15 7HJ

**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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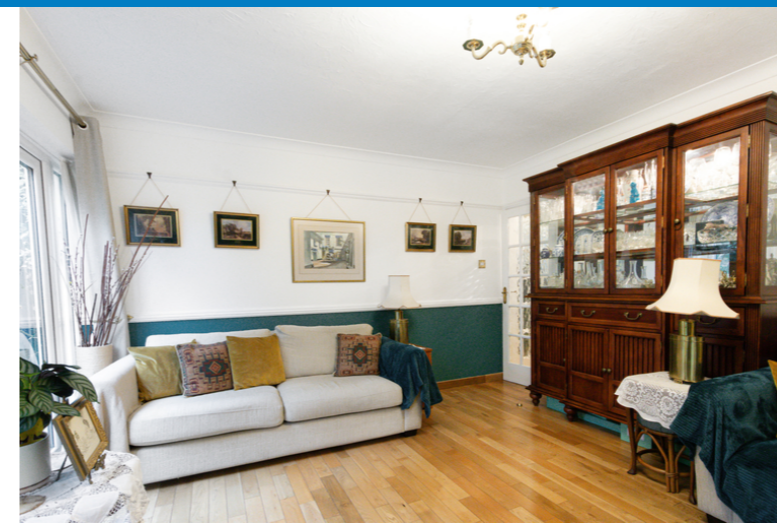
Three bedroom detached house set within one of Sidcup's most sought after roads very convenient for Sidcup train station and High Street.

Within the Christ Church Conservation area this lovely family home comprises; three bedrooms, en suite shower room and family bathroom on the first floor with a lounge overlooking the rear gardens, spacious separate reception room, study, kitchen/diner, utility room and cloakroom/WC on the ground floor.

The property has been well maintained and features double glazing, gas central heating, fitted kitchen and modern bathroom and en suite.

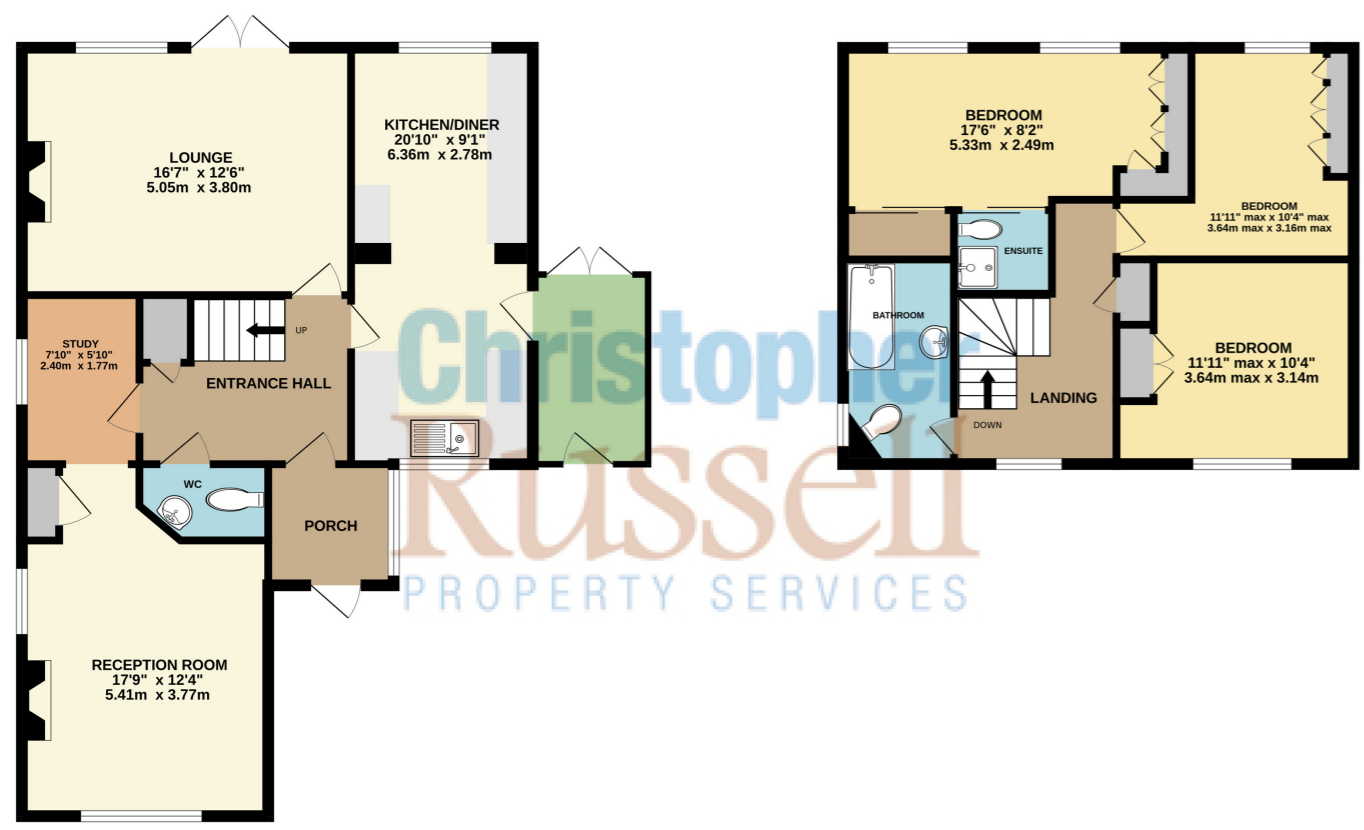
Outside there is off street parking for three cars and a well stocked and main trained rear garden extending approximately 90ft.

Council Tax Band F.



GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.

1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



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TOTAL FLOOR AREA: 1322 sq.ft. (122.8 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		75
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			