



Guide Price From £400,000
Blackfen Road, Sidcup, Kent, DA15 9NY



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Guide Price From £400,000 to £425,000

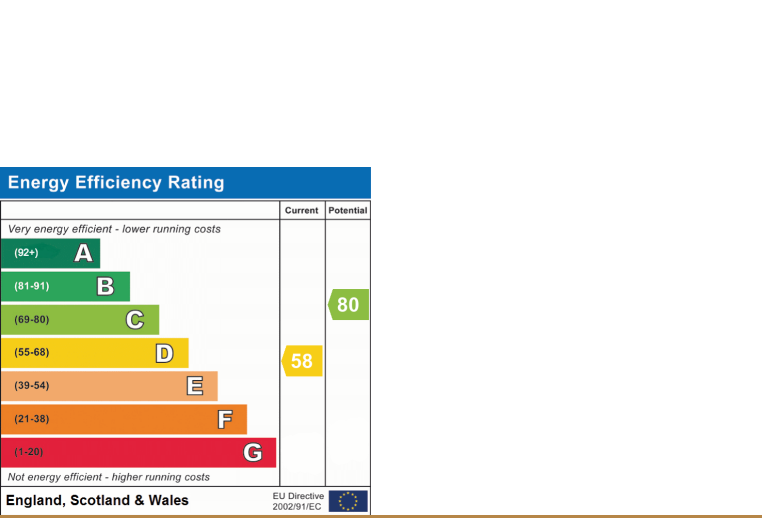
Very well-presented, extended three-bedroom terrace house situated in a central location within a short walk of Blackfen High Street, Days Lane Primary, Bexley Grammar and Blackfen School for Girls and there are strong transport links into London nearby.

Presented in good decorative condition, the sellers have completed a number of improvements in recent years, including a new fitted kitchen, new fitted carpets on the hall, stairs, landing, and three bedrooms, and hardwood laminate flooring to the ground floor living areas. The ceilings have been replastered in most rooms, and the flat roof to the rear extension has been replaced.

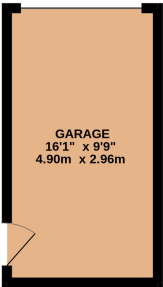
The property additionally features double glazed windows, gas fired central heating with a boiler replaced in 2019, a modern bathroom suite, and a practical layout well suited to families or first-time buyers. The accommodation comprises: hall, lounge with ornate feature cast iron fireplace (for display purposes only), dining area leading into a large kitchen, and a bathroom on the ground floor. There are three bedrooms on the first floor, one with fitted storage.

Outside is a well-presented front driveway that the sellers currently park on, although there is no dropped kerb. The rear garden is neat, tidy, and easy to maintain, and features a garage with up-and-over door accessed via a rear service road.

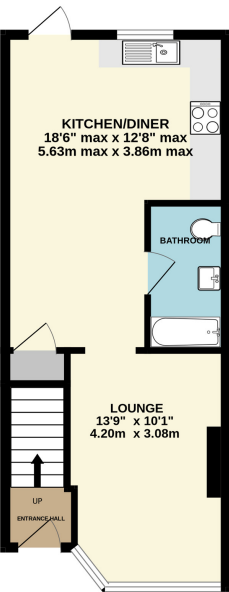
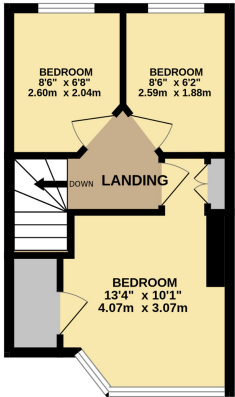
Council Tax Band C.



GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
274 sq.ft. (25.4 sq.m.) approx.



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PROPERTY SERVICES

TOTAL FLOOR AREA : 818 sq.ft. (76.0 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+)	58	80
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		