



**Guide Price £400,000**  
**Maple Crescent, Sidcup, Kent, DA15**  
**9LT**

**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



Guide Price £400,000 to £415,000.

A stunning two bedroom round bay fronted house situated in a small cul de sac in an ultra convenient location from local shopping and transport facilities.

This impressive house has been extensively modernised and finished to an exceptionally high standard throughout.

The accommodation comprises; hall, though lounge diner, full width kitchen extension on the ground floor with two bedrooms and a family bathroom on the first floor.

Having undergone a significant amount of modernisation that includes, new plastered walls and ceilings throughout, removal of chimney breast to create a larger floor space, recently fitted integrated kitchen with quartz worksurfaces, recently installed bathroom suite with shower over bath, air conditioning unit in the main bedroom, gas central heating with a recently installed boiler, double glazed windows and new flooring throughout.

Outside there is driveway at the front providing off street parking and a South facing rear garden with hardwood deck and artificial grass. There is an outside brick built store.

Agents Notes: We understand that the ground floor extension is of a single skin construction so does not conform to current building regulations.

Council Tax Band D.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 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	90
(81-91)	B	
(69-80)	C	69
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		