



Guide Price £725,000

Bexley Lane, Sidcup, Kent, DA14 4JW

Christopher Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price From £725,000 to £750,000.

Four/Five bedroom extended semi detached house that has been extremely well maintained and modernised throughout.

Situated in a convenient location, set back from the road close to Sidcup train station, High Street and several excellent schools.

With versatile ground floor accommodation the property comprises; entrance hall, lounge (bedroom 5), open planned living/family room to the kitchen/breakfast room, utility room with WC. There is a large integrated garage with power and a remote control roller door that does have the potential to convert STPP.

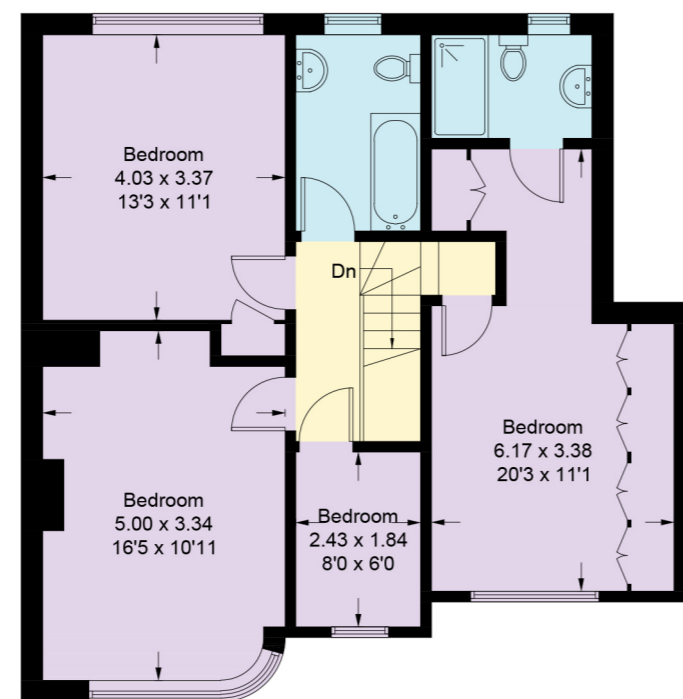
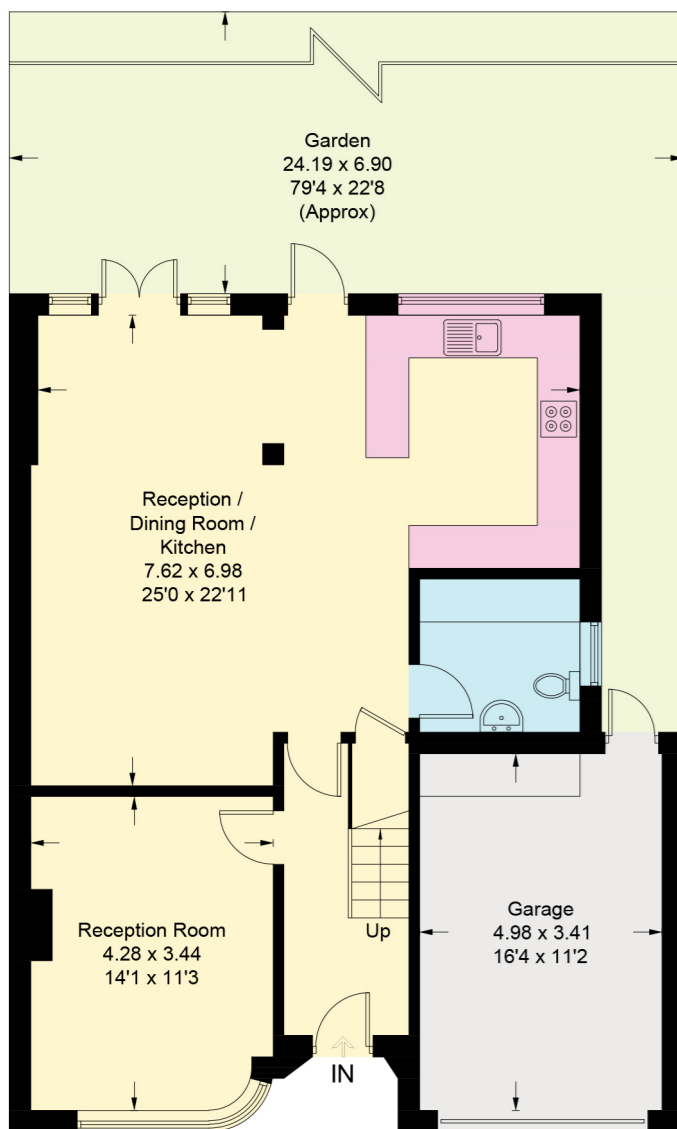
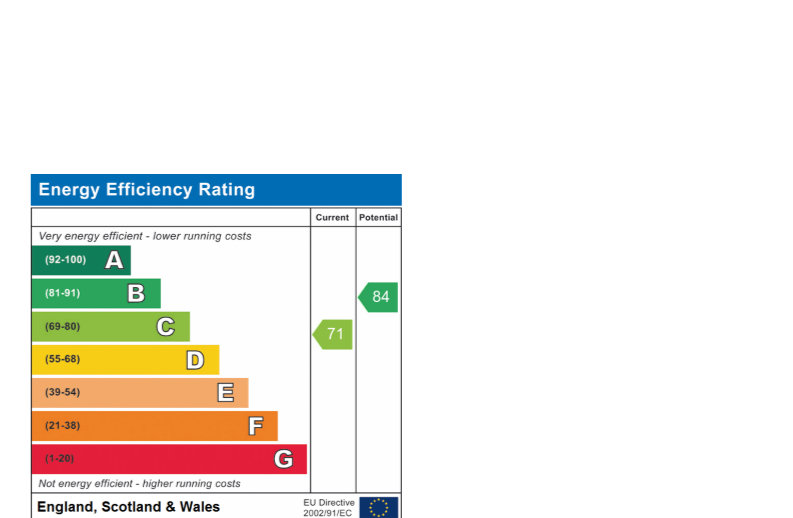
The first floor features a master bedroom with ensuite shower room and dressing area, separate family bathroom and three additional bedrooms. There are a range of fitted wardrobes in the main bedroom.

Modernised to a good standard the property features double glazing, gas central heating, modern family bathroom and ensuite shower room and a modern fitted kitchen.

Set back from the road there is a large driveway that provides off street parking for four cars and access to the garage.

The rear garden extends approximately 90ft and has been well maintained.

Council Tax Band E.



Bexley Lane, DA14

Approximate Gross Internal Area
140.3 sq m / 1510 sq ft
Garage = 17.1 sq m / 184 sq ft
Total = 157.4 sq m / 1694 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Planpix on behalf of Village Estates (ID853906)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	71	
(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			