



£875,000

Walton Road, Sidcup, Kent, DA14 4LL

**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

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Offered chain free a spacious and extended five-bedroom semi-detached chalet-style home, situated on one of Sidcup's most sought-after roads. Set on a larger-than-average plot and well back from the road, the property benefits from a wide frontage with an expansive driveway and side vehicular access leading to the garage.

The rear garden is equally impressive, offering a generous and private outdoor space ideal for entertaining, gardening, or family activities. The location is highly convenient, within walking distance of Sidcup train station, excellent local primary schools, and Chislehurst & Sidcup Grammar School.

The ground floor accommodation comprises an entrance hall, lounge, extended dining room, kitchen, bathroom, and a versatile fifth bedroom, which could serve as a home office or children's playroom.

The first floor offers four well-proportioned bedrooms and a family bathroom, providing flexible living space for a growing family.

While the property is well maintained, it may benefit from some updating. It is compliant with current safety standards, including an up-to-date electric safety certificate and gas safety test.

Off-street parking is provided for multiple vehicles via the large driveway, and the substantial rear garden completes this excellent family home.

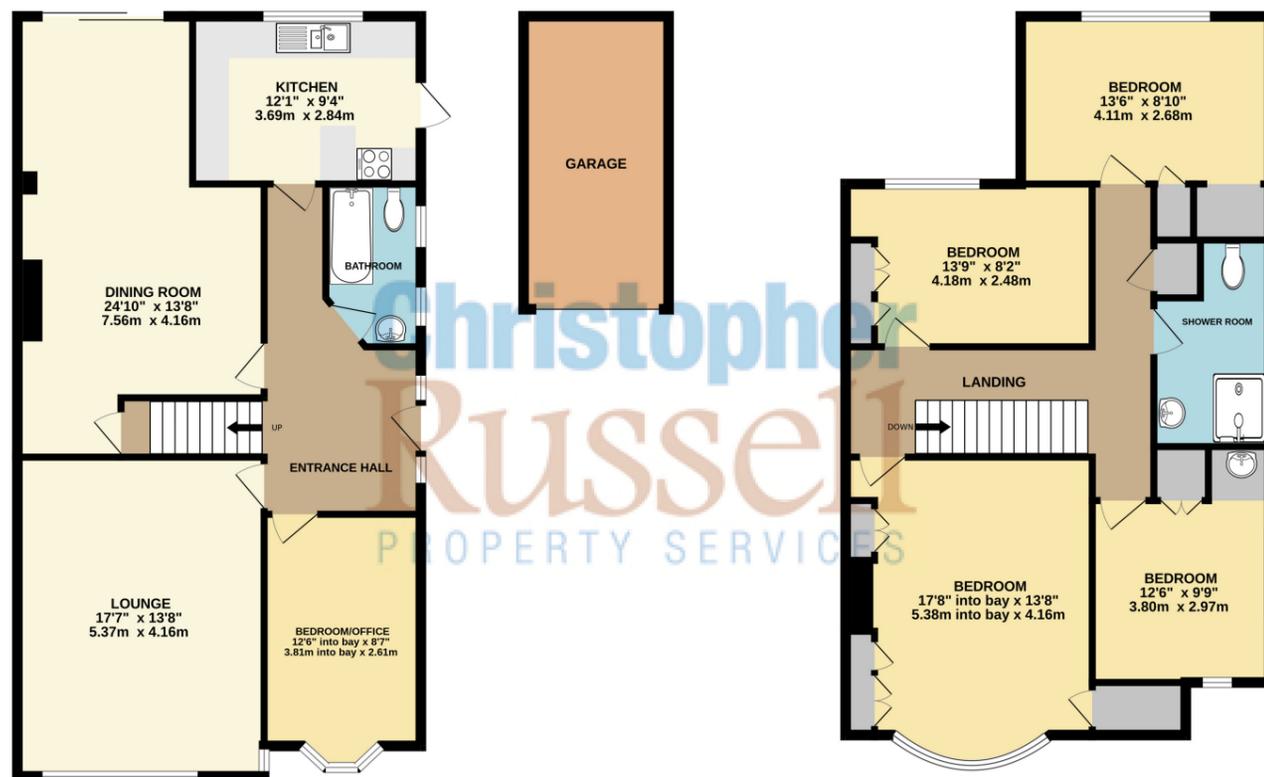
Council Tax Band G.

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



GROUND FLOOR
1060 sq.ft. (98.4 sq.m.) approx.

1ST FLOOR
841 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA: 1901 sq.ft. (176.6 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.
Made with Metropix ©2026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			