



Guide Price £850,000
Walton Road, Sidcup, Kent, DA14 4LL

**Christopher
Russell**
PROPERTY SERVICES



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Guide Price From £850,000 - £875,000

Beautifully presented four bedroom semi detached chalet style house situated in one of Sidcup's most sought after roads.

Within a short walk to Sidcup train station, excellent primary, secondary and grammar schools the property has been modernised to a very high standard and features extended accommodation of the ground and first floor.

The ground floor comprises a spacious entrance hall, lounge, family room extending into an open planned kitchen/diner which features an induction hob, a Pyrolytic oven and Kinetico water softener with bi-folding doors leading to the rear garden, bedroom four and a shower room with WC and a Grohe Wireless shower. The first floor features three double bedrooms and a family bathroom.

This impressive family home features a beautiful log burner to the lounge and family room, double glazing, gas central heating, contemporary fitted kitchen complimented with granite work surfaces, modern bathroom and shower room, fitted wardrobes to some of the bedrooms, be-spoke built in cupboards and bookshelves to the ground floor bedroom/office.

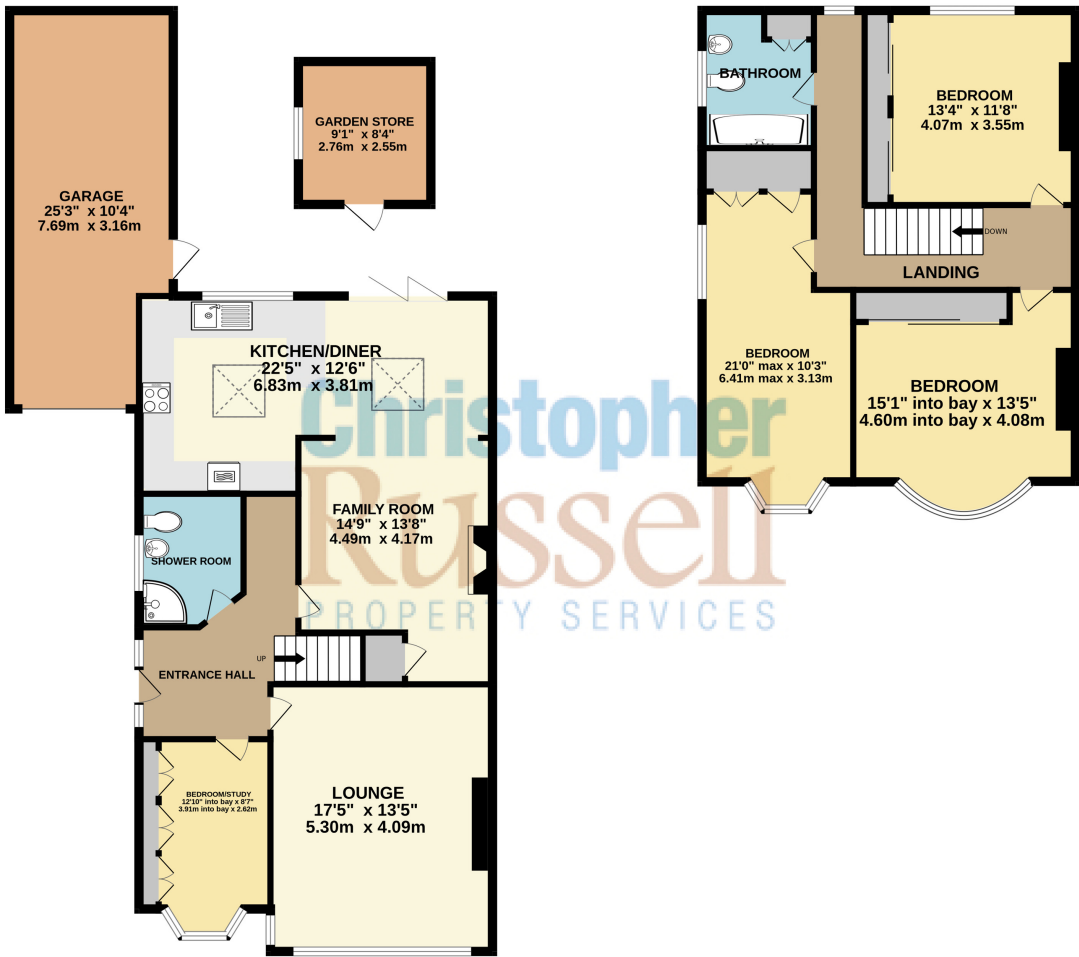
Outside the west facing rear garden extends approximately 80ft with a spacious patio laid in Indian Sandstone flagstone slabs, lawn and established flower beds. There is a brick built summerhouse with power to the end of the garden and a garage and log store.

The front driveway provides off street parking for several cars.

Council Tax Band F.

GROUND FLOOR
1226 sq.ft. (113.9 sq.m.) approx.

1ST FLOOR
716 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 1942 sq.ft. (180.4 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	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	68
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		