



**Guide Price £625,000**  
**Wren Road, Sidcup, Kent, DA14 4NE**

**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](mailto:sales@christopher-russell.co.uk)

Guide Price £625,000 to £650,000

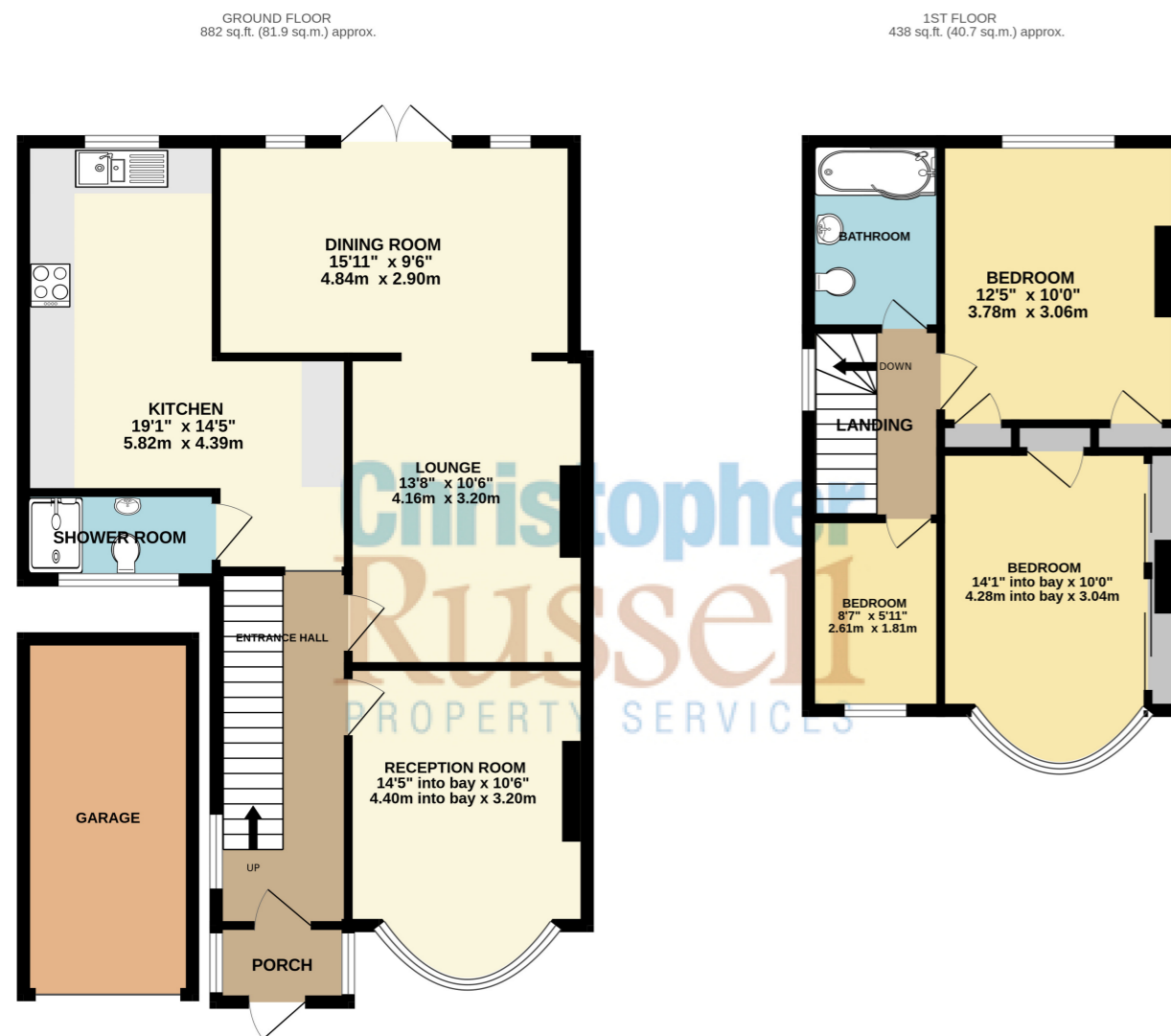
A fantastic three bedroom 1930's family home that has been improved and extended to provide larger than average accommodation.

Located in a sought after road close to Birkbeck primary school, Chislehurst and Sidcup schools, bus routes, mainline stations to include Albany Park and Sidcup and most other amenities.

Featuring a recently fitted integrated kitchen with a separate utility area, extended dining room, lounge, recently fitted shower room, double glazing, gas central heating, beautiful rear garden extending to over 100ft, off street parking and a detached garage.

Professional photos and floorplans wont be available until the New Year, however we recommend to view as soon as possible.

Council Tax Band E.



TOTAL FLOOR AREA: 1320 sq.ft. (122.7 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+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			