



**Guide Price £400,000**  
**Arlington Close, Sidcup, Kent, DA15**  
**8JW**

**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.

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**Christopher Russell Property Services**

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Guide Price From £400,000 to £425,000

A three bedroom terraced house situated in a quiet cul-de-sac, conveniently located for Days Lane and Our Lady of the Rosary primary schools, as well as New Eltham and Sidcup train stations and local shopping facilities.

Offered to the market with no onward chain, this family home provides excellent potential for a buyer to modernise and decorate to their own taste.

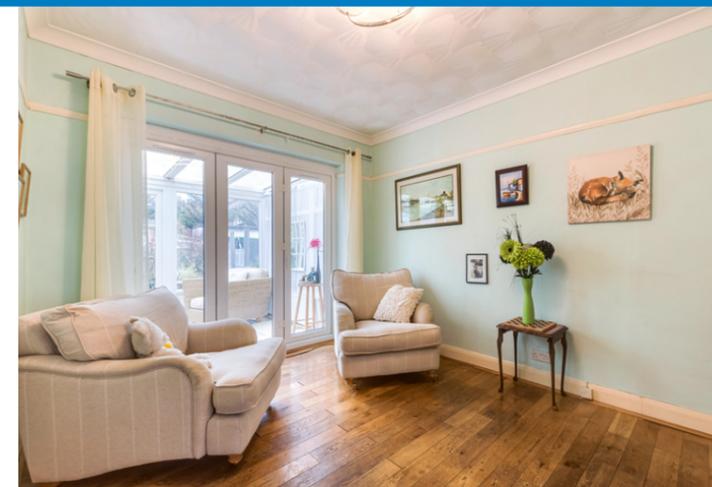
The accommodation comprises an entrance hall, through lounge/diner, kitchen and conservatory to the ground floor.

To the first floor are three bedrooms and a modern family shower room.

Externally, the property benefits from off-street parking via the front driveway and a rear garden extending approximately 60ft, complete with a large detached garage to the rear that is accessed via a rear gated service road.

Council Tax Band D.

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



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>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(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			