



£675,000

Faraday Avenue, Sidcup, Kent, DA14
4JE

**Christopher
Russell**
PROPERTY SERVICES



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Guide Price £675,000

An extended five-bedroom semi-detached chalet-style home, located just over half a mile from Sidcup train station, and offered with no onward chain.

Ideally positioned within a short walk of Birkbeck Primary School and Chislehurst & Sidcup Grammar School, this spacious family home has undergone significant modernisation.

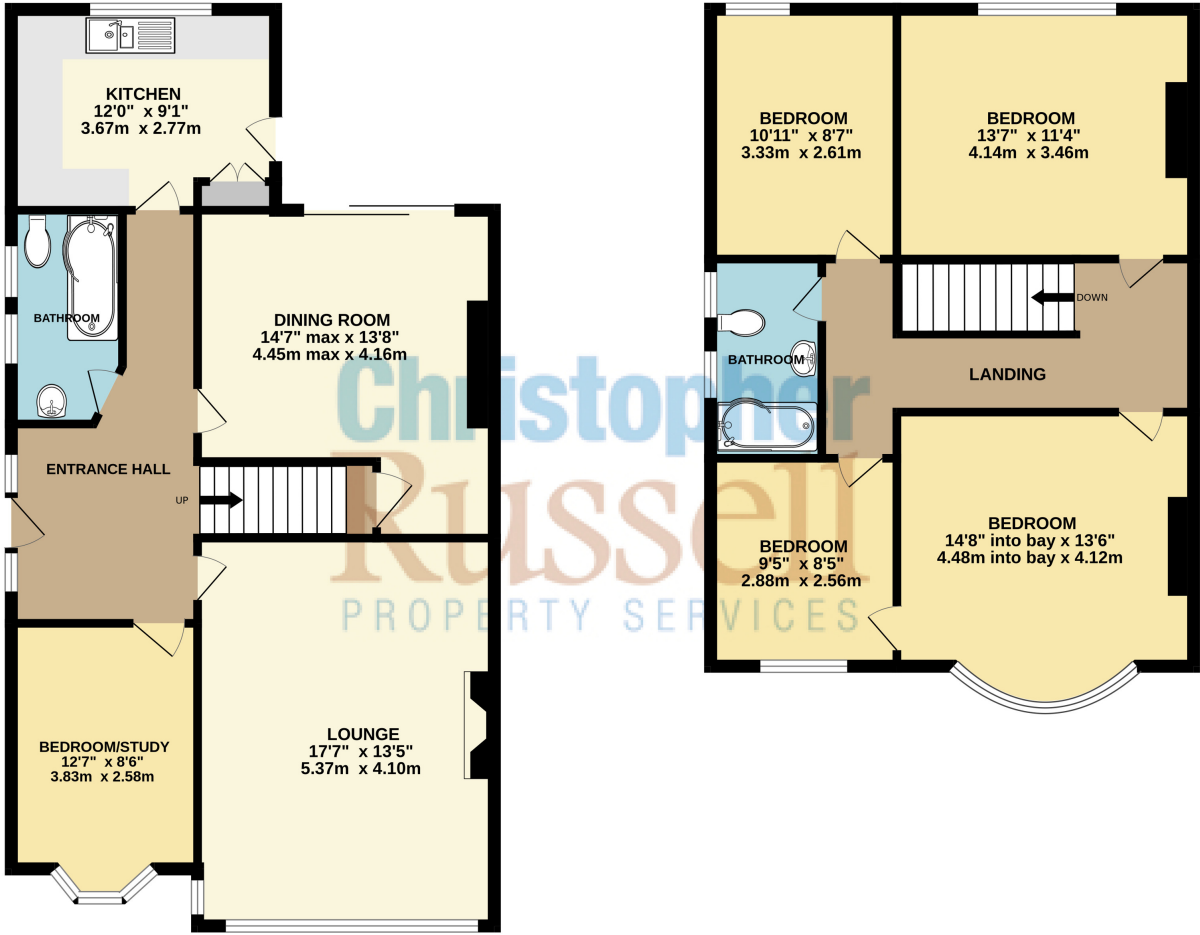
Improvements include a new fitted kitchen, two new bathroom suites, full re-plastering and new floor coverings to all first-floor rooms, a new boiler installed in 2017, and upgraded electrics.

The well-planned accommodation comprises an entrance hall, lounge, dining room, bedroom five/study/children’s playroom, bathroom and kitchen on the ground floor.

The first floor features four double bedrooms and a family bathroom

GROUND FLOOR
795 sq.ft. (73.8 sq.m.) approx.

1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1452 sq.ft. (134.9 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		
(81-91) B		
(69-80) C		77
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		