



£750,000

Denberry Drive, Sidcup, Kent, DA14 4LB

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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Two double bedroom, two bathroom detached bungalow on a wide corner plot is situated in a very desirable road a short walk to Sidcup High Street and Sidcup Train station and Waring Park.

Offered with No Onward Chain, this rarely available well maintained residence offers spacious accommodation with the added potential of being able to convert the loft space.

The accommodation comprises; L shaped entrance hall with good storage facilities, large dual aspect open planned lounge/diner, which provides access via patio doors to the rear garden L shaped kitchen/breakfast room also with access to the rear garden, two double bedrooms with the main bedroom featuring an en suite shower room and a modern bathroom suite with bath and separate shower enclosure.

The double bedrooms both have built in wardrobes and the property features gas central heating and double glazing.

The level rear garden is easy to maintain with a side patio and rear lawn. You can access the double garage from the patio area.

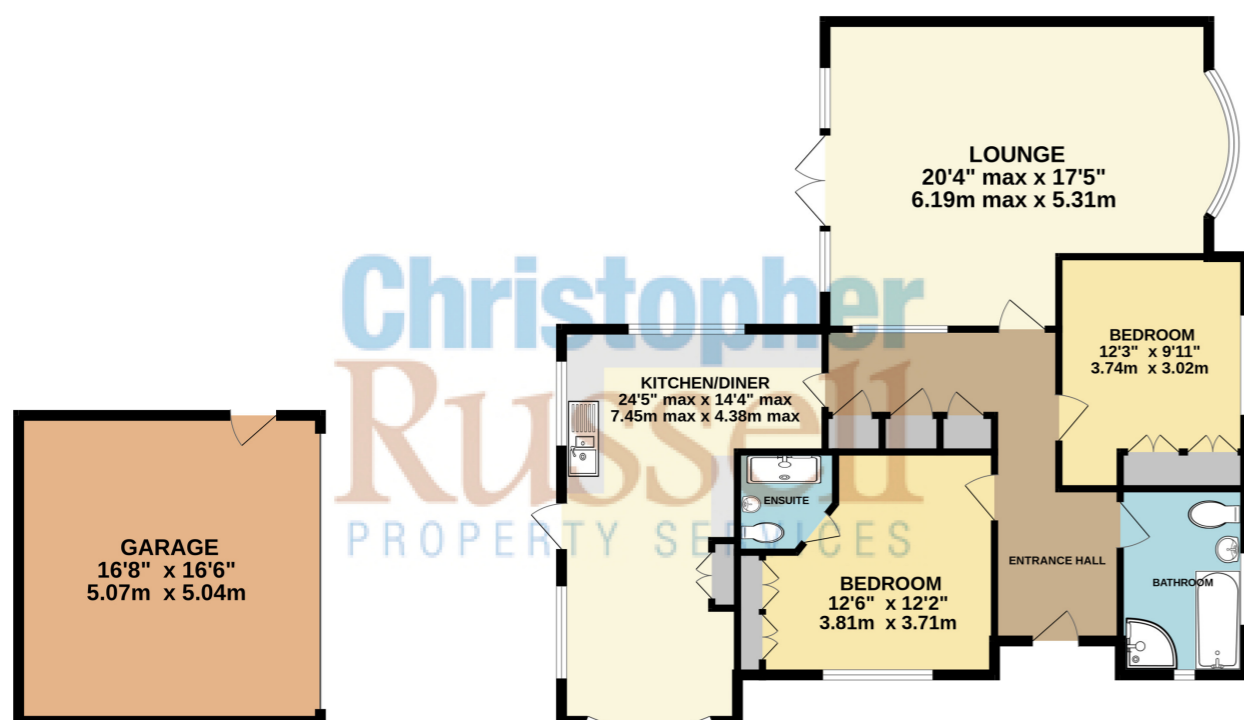
There is off street parking on the front driveway where you can access the garage that also is accessed from the driveway that provides off street parking.

The double garage has light and power.

Council Tax Band F.



GROUND FLOOR  
1369 sq.ft. (127.2 sq.m.) approx.



TOTAL FLOOR AREA: 1369 sq.ft. (127.2 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>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(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			