



£725,000

Hurst Road, Sidcup, Kent, DA15 9AH

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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Beautifully presented extended four/five bedroom semi-detached chalet style house in a sought after location, convenient for primary and secondary schools within walking distance.

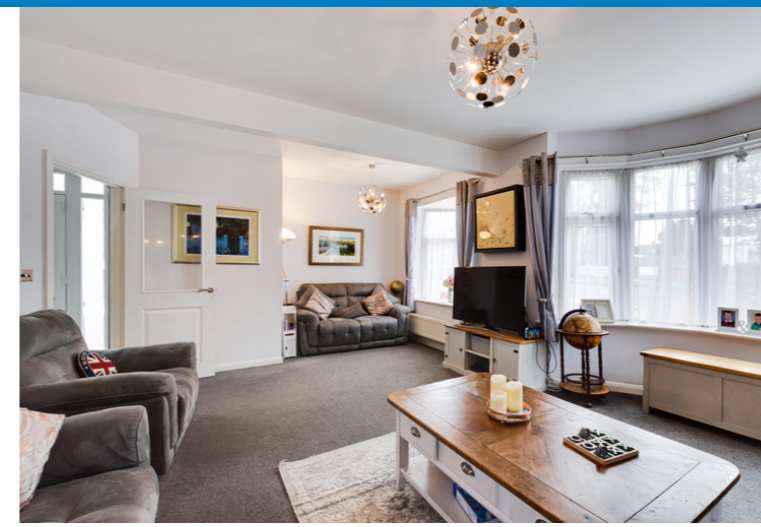
The accommodation comprises; entrance hall, lounge, WC, study/bedroom 5, open plan modern fitted kitchen/diner with island. There are four good sized bedrooms including an ensuite shower room and family bathroom on the first floor.

The rear garden extends approximately 40 ft and overlooks Chislehurst and Sidcup Grammar and Hurstmere School fields. The garage has been converted which is currently being used as a gym which has power and lighting, but could also be used as a home office.

There is off street parking to the front of the property for several cars.

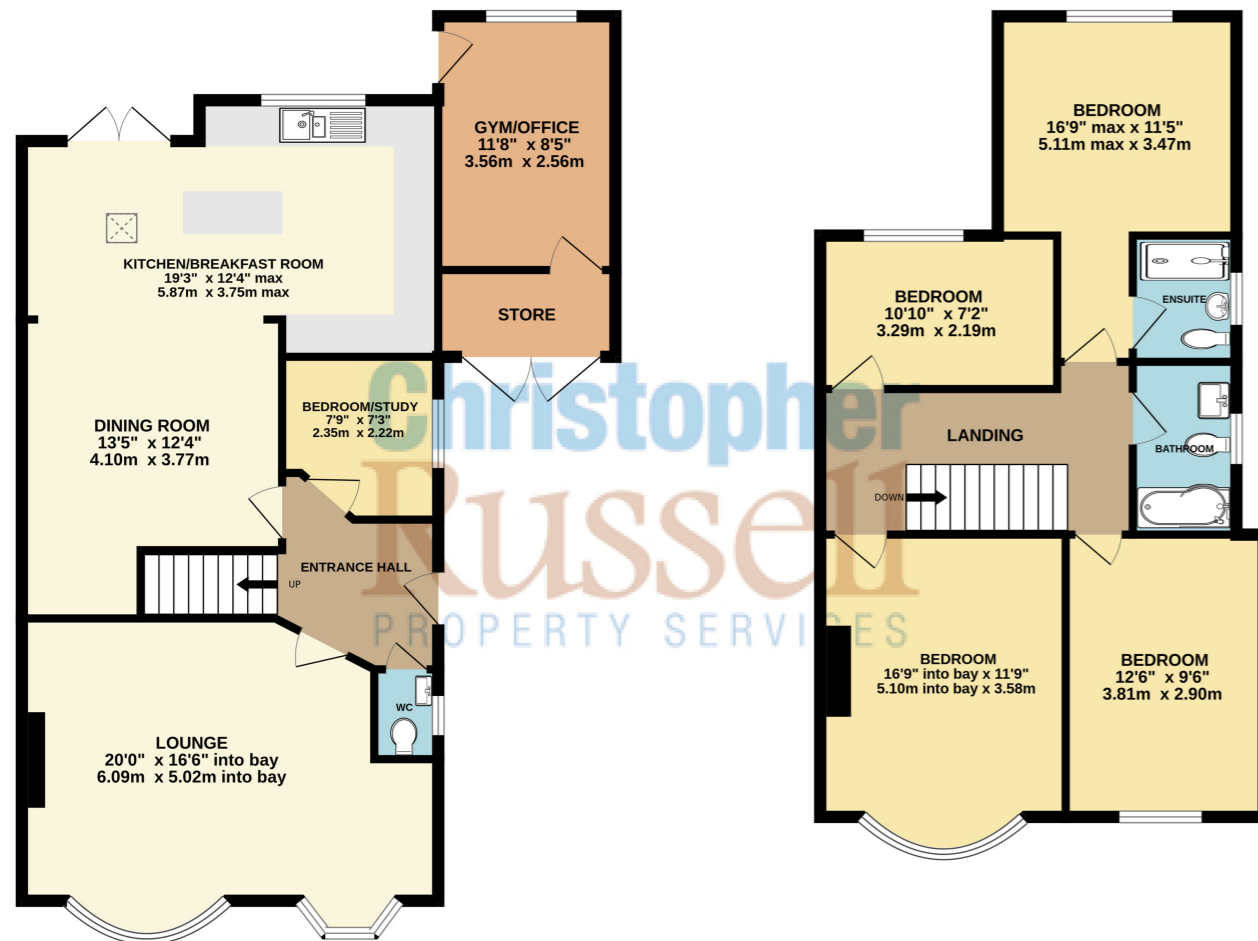
The location is excellent for Sidcup station just a short walk away with direct services into London Cannon Street, Charing Cross and London Bridge.

Council Tax Band E.



GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.

1ST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 1600 sq.ft. (148.7 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
		England, Scotland & Wales	