



Guide Price £800,000

**Willersley Avenue, Sidcup, Kent, DA15
9EW**

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £800,000 to £825,000.

Beautifully presented, extended 'Smith' built semi detached chalet style house situated on one of Sidcup's most sought after roads, approximately half a mile to Sidcup train station and within a short walk to Chatsworth Infant, Burnt Oak and Holy Trinity Primary Schools.

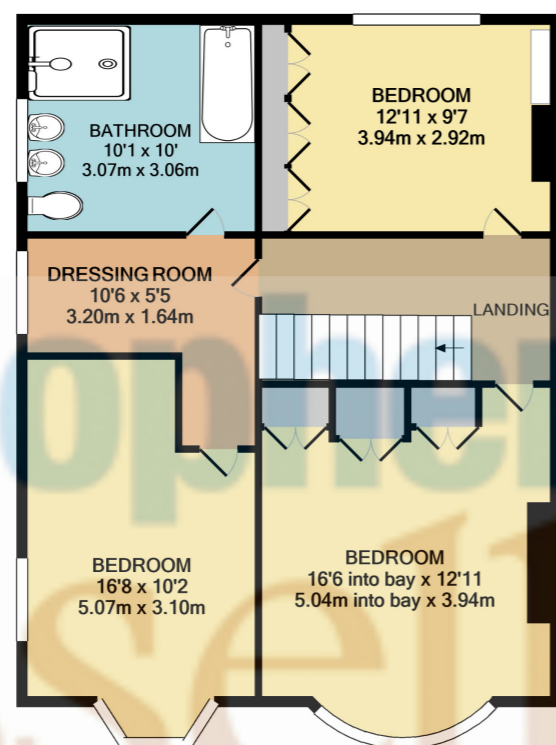
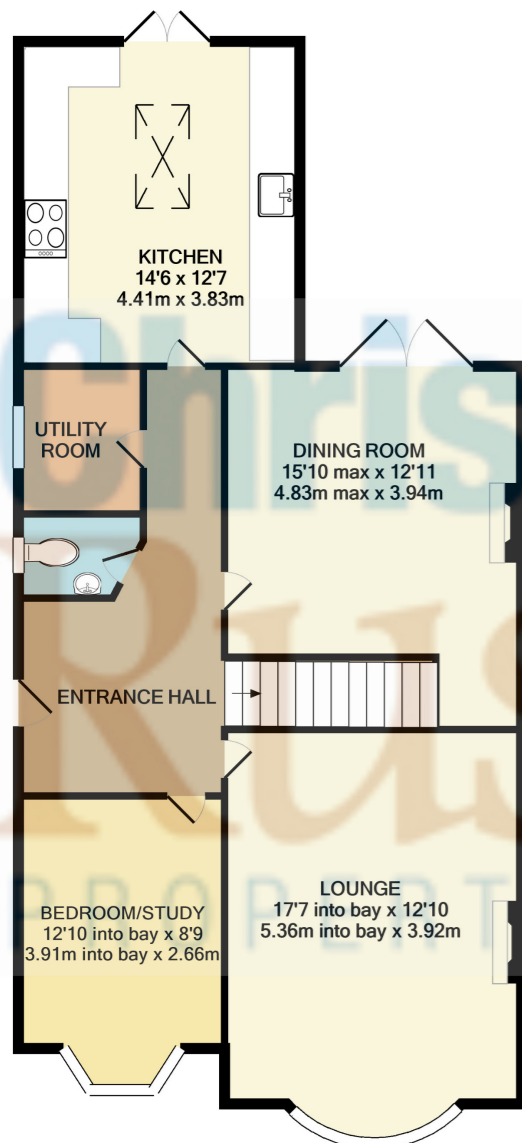
Presented in excellent decorative condition, this spacious four bedroom house has been well maintained and comprises larger than average versatile accommodation with planning permission still valid to extend the ground floor even more.

Features include a lounge with a solid fuel burner, oak flooring and window shutters, separate dining room, kitchen /breakfast room with a range of be-spoke fitted kitchen units complimented with granite work surfaces and a stunning central ceiling lantern, bedroom 4/office/study/playroom, utility room and separate w.c.

The first floor comprises three double bedrooms, two with a full range of fitted wardrobes and window shutters to all bedrooms. There is a larger than average landing that is ideal for a dressing area and a feature bathroom.

Set back from the road the property has a large driveway that provides off street parking for several cars. There is secure side access leading to a good sized south facing rear garden with an L shaped patio laid in Indian Sandstone and a lawn and a detached garage that is ideal for storage or converting into an office or studio.

Council Tax Band G.



1ST FLOOR
APPROX. FLOOR
AREA 725 SQ.FT.
(67.4 SQ.M.)
TOTAL APPROX. FLOOR AREA 1632 SQ.FT. (151.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR
APPROX. FLOOR
AREA 907 SQ.FT.
(84.2 SQ.M.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			