



Guide Price £950,000
Walton Road, Sidcup, Kent, DA14 4LD

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Guide Price £950,000 to £975,000.

Stunning four double bedroom semi detached house offering open planned living accommodation situated in what is regarded as one of Sidcup's premier roads, a short walk to Sidcup train station, Sidcup High Street, Birkbeck Primary, Chislehurst and Sidcup Grammar School and Merton Court Independent Schools.

Presented in excellent decorative condition throughout, the property comprises; entrance hall, lounge, second reception room that leads into the open planned kitchen/diner/family room with a central island in the kitchen area and bi-fold doors leading to a South facing rear garden. There is a separate utility room and a cloakroom on the ground floor.

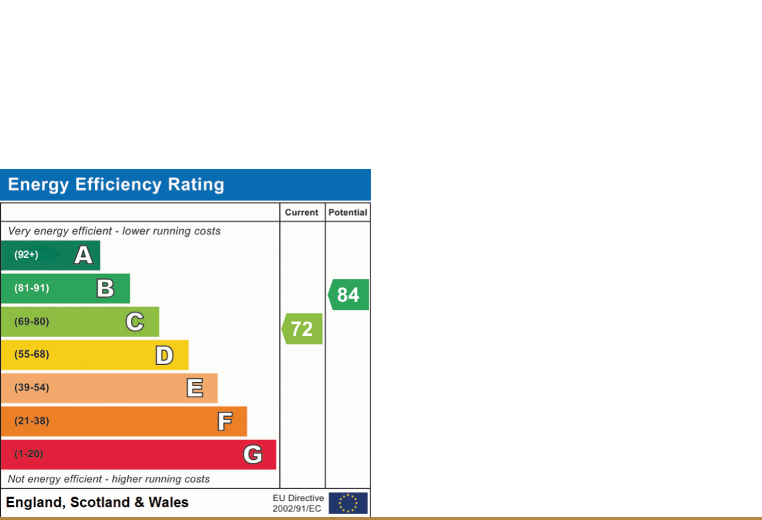
The first floor comprises; four double bedrooms, ensuite shower to the main bedroom and a family bathroom.

Modernised throughout the property features a part integrated fitted kitchen with a central island, modernised ensuite and family bathroom.

There is an integral garage that could easily be converted into accommodation.

Outside there is off street parking on the front drive for two to three cars and a South facing rear garden with a large patio, lawn, established borders and a large summerhouse at the end of the garden.

Council Tax Band F.



TOTAL FLOOR AREA : 2201 sq.ft. (204.5 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		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		