



£615,000

Ramillies Road, Sidcup, Kent, DA15 9JH

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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A wonderful opportunity to purchase this four bedroomed property: a beautiful spacious well maintained house that is full of light with modern facilities for a comfortable lifestyle.

Close to excellent primary, selective and non-selective secondary schools. Within walking distance of Sidcup station, The Oval and bus routes into Sidcup, Eltham and Bexleyheath. Nearby you will find beautiful parks, meadows, leisure centres, theatres, medical centres, libraries and so much more.

The accommodation consists of three double bedrooms, one with an en suite shower room and a further smaller bedroom/office. There are two bathrooms, one on the ground floor, adjacent to a large reception room. This is currently used as a dining room, but could serve as an extra double bedroom if required. In addition, there is an extended lounge, which can be divided into two reception areas. Double doors lead to a small sun room with significant storage leading to the garden. A large kitchen diner looks out over a well established, enclosed beautiful garden, complete with workshop, garage and shed.

The property benefits from solar panelling, gas central heating with a new boiler, double glazing throughout, a modern fitted kitchen and new bathroom suites. All flat roofs have been insulated with Celetex, keeping the house cool in the summer and retaining the heat in the winter months. All four bedrooms have ceiling fans. The loft has electric lighting and is dual insulated and boarded, allowing for useful storage.

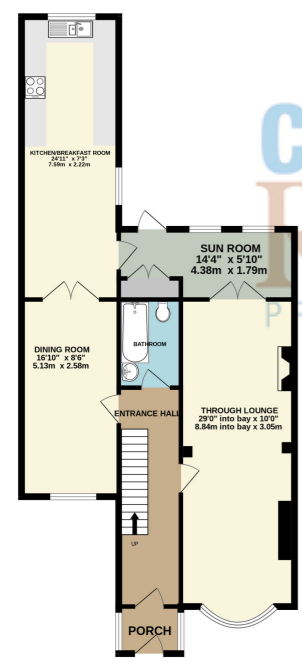
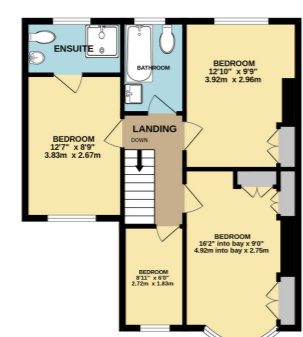
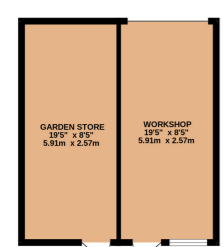
There is ample off street parking to the front driveway.

Council Tax Band E.



GROUND FLOOR
1217 sq.ft. (113.0 sq.m.) approx.

1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1775 sq.ft. (164.9 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		86
(69-80)	C	75	
(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			