



Guide Price £825,000
Faraday Avenue, Sidcup, Kent, DA14 4JB

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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Guide Price £825,000 to £850,000.

Very spacious five bedroom, three bathroom extended semi detached house situated in a very convenient location with Sidcup train station and Birkbeck Primary school and Chislehurst and Sidcup Grammar School only a few minutes walk and offered as end of chain.

This well presented family home offers spacious and versatile accommodation over two floors with an additional loft room.

Presented in good decorative condition, this lovely family home has been exceptionally well maintained and modernised to a good standard.

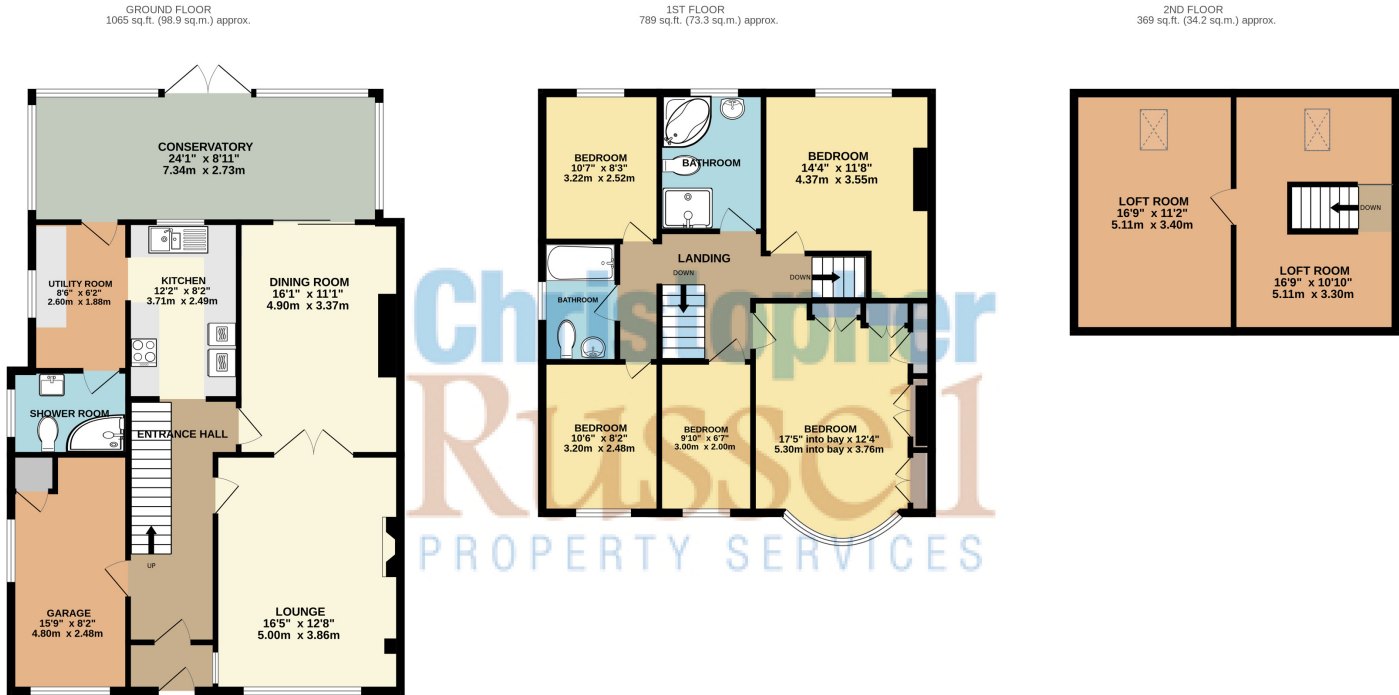
The accommodation comprises; entrance hall, lounge, dining room, conservatory, kitchen, utility room and shower room plus a garage which is currently used as an additional reception room on the ground floor with five bedrooms and two bathrooms on the first floor.

In addition there is an extremely spacious loft room that could easily be converted into another bedroom STPP. Outside there is off street parking for several cars on the front driveway and a rear garden that extends over 100ft with a sandstone patio, lawn, very large rear decked area partly covered with a pergola with an established wisteria climbing over it.

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Council Tax Band E.

Agents Note: Material Information is available online as brochure 2 below.



TOTAL FLOOR AREA: 2223 sq.ft. (206.5 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		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		