



£700,000
Somerhill Avenue, Sidcup, Kent, DA15 9JY

Christopher Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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Beautifully presented, three double bedroom semi detached chalet style property situated in the popular Marlborough Park location within walking distance to Sidcup train station and a selection of Primary and Secondary schools including Chatsworth infants, Burnt Oak junior school, Holy Trinity CofE and Chislehurst and Sidcup grammar school.

Having been finished to a very high specification the property has been fully extended downstairs but does offer potential to further extend upstairs (STPP).

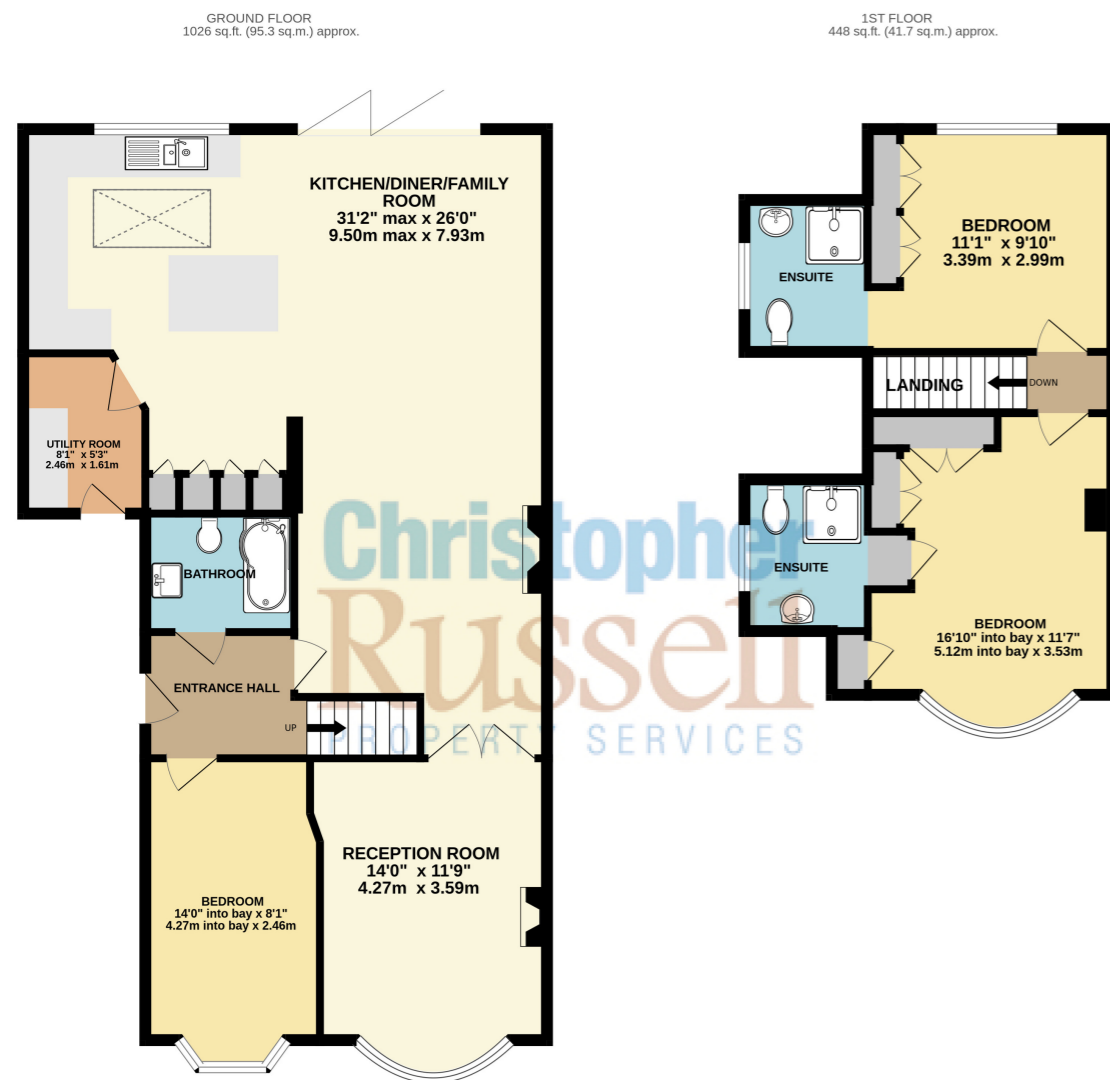
Downstairs, the property comprises an entrance hall, third bedroom, family bathroom, a reception room currently being used as a dining area and a large extended open planned family room with a modern fitted kitchen, a utility room and bi-folding doors leading to the rear garden.

Upstairs are the original two double bedrooms with two dormer extensions to create en suite shower rooms to both bedrooms.

The rear garden features a patio area, artificial lawn and an summerhouse at the rear of the garden.

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

Council Tax Band E.



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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			
(92-100)	A		
(81-91)	B		81
(69-80)	C	70	
(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			