



Guide Price £475,000

**Clarence Crescent, Sidcup, Kent, DA14
4DF**

**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 £475,000 to £500,000.

Two double bedroom semi-detached period property in a prime location offered to the market chain free.

In addition to the bedrooms, the property includes two reception rooms, a kitchen and a large upstairs bathroom.

There is off-street parking to the front of the property and the rear garden offers an opportunity to extend which the neighbouring properties have already taken advantage of.

The property is close to Birkbeck Primary School and within short walking distance of both Sidcup High Street and Sidcup Train Station.

Council Tax Band D.



GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.

1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



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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+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England, Scotland & Wales	