

Guide Price £475,000 **Clarence Crescent, Sidcup, Kent, DA14** 4DF





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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Guide Price £475,000 to £500,000.

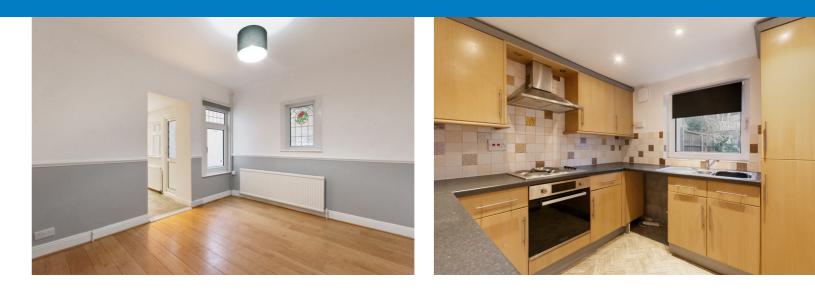
Two double bedroom semi-detached period property in a prime location offered to the market chain free.

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 off.

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.











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



TOTAL FLOOR AREA: 829 sq.ft. (77.0 sq.m.) approx. White every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, rooms and any other terms are approximate and on 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 propective purpose.



