



**Offers in Excess of £700,000**  
**Chatsworth Avenue, Sidcup, Kent, DA15 9BS**

**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.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

**Christopher Russell Property Services**

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • [sales@christopher-russell.co.uk](mailto:sales@christopher-russell.co.uk)



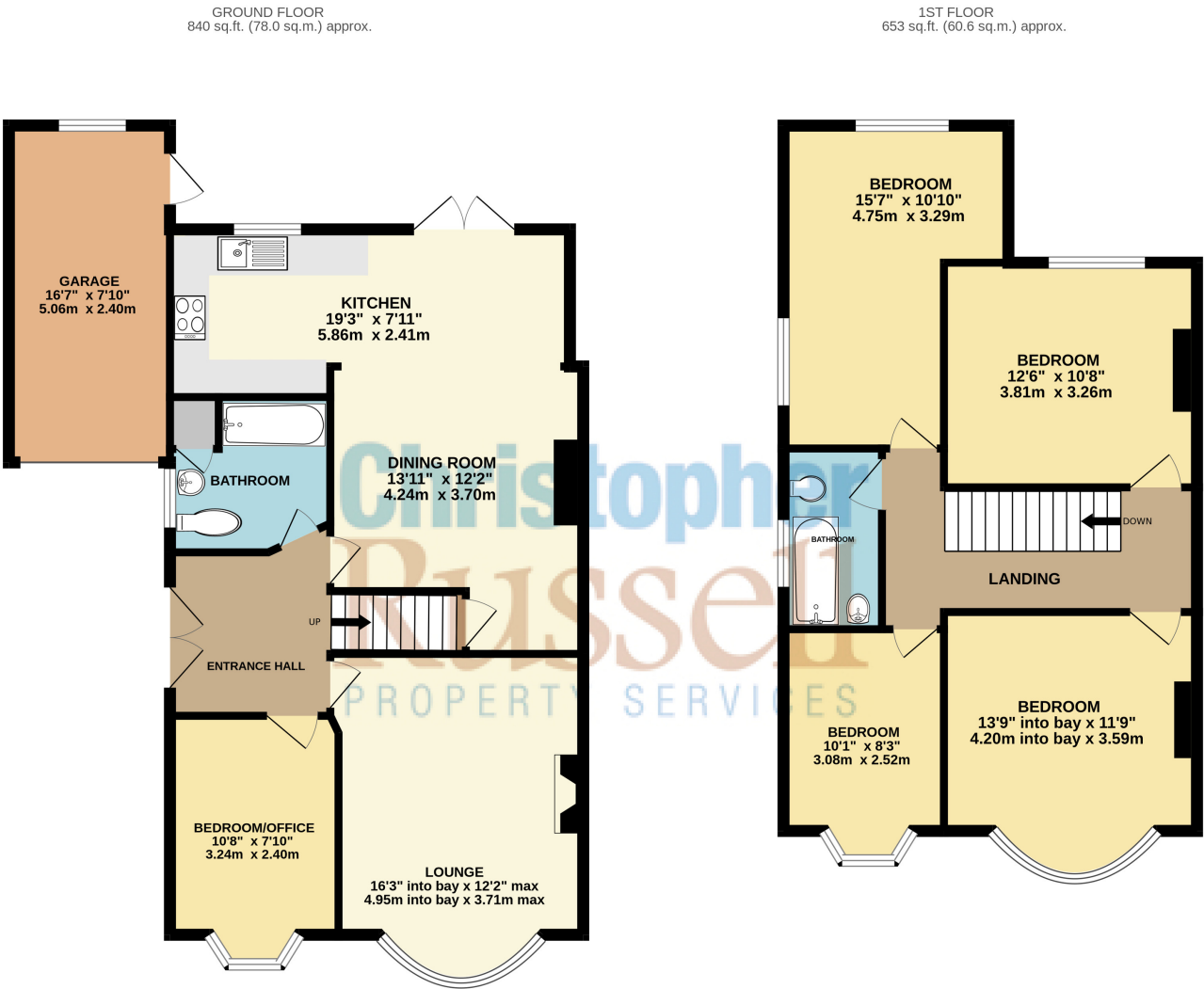
Five bedroom semi detached chalet style house situated on the popular Marlborough Park extremely convenient for Sidcup Train Station, Marks and Spencers Food Hall and schools including Chatsworth Infants, Burnt Oak and Holy Trinity Primary Schools.

This very well presented family home has been modernised throughout and comprises; entrance hall, lounge, dining room, kitchen, bathroom and bedroom five which is currently being used as a study but could be used as a children's playroom on the ground floor with four double bedrooms and a modern bathroom suite on the first floor.

Outside the property has its own driveway which can provide off street parking for three cars and access to a garage.

The rear garden is mainly laid to lawn.

Council Tax Band E.



TOTAL FLOOR AREA : 1492 sq.ft. (138.6 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.  
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	59	80
A		
(81-91)		
B		
(69-80)		
C		
(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		