



**Guide Price £450,000**  
**Orchard Rise West, Sidcup, Kent, DA15 8TB**

**Christopher Russell**  
PROPERTY SERVICES



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

Guide Price £450,000 to £475,000.

A stunning extended three bedroom terrace house that features a fantastic ground floor kitchen/diner/family room and has been subject to a lot of renovation over the past few years which include a new roof, new kitchen and integrated kitchen and new luxury shower room.

Situated in a popular residential location 0.6 miles from Falconwood train station, and a short walk to Harris Academy and Stationers Crown Woods Schools and local shopping facilities.

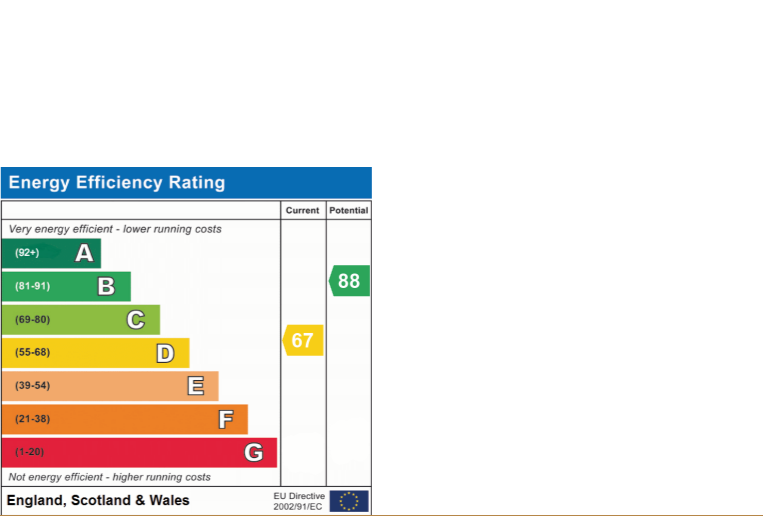
Renovations include a new roof, rewire, new fitted kitchen and new shower room, new windows and a new boiler.

The property is presented in excellent decorative condition throughout the accommodation on the ground floor comprises; entrance hall, large opens planned lounge, dining room, kitchen and family room with island. The first floor comprises three bedrooms and a family shower room.

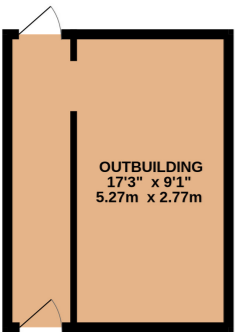
Externally the property has been repainted and has a driveway at the front to provide off street parking.

The rear garden has a resin laid patio, lawn and at the end of the garden is a brick built garden/room which has had power run down to it, but needs to finished off externally and internally, which has been reflected in the guide price.

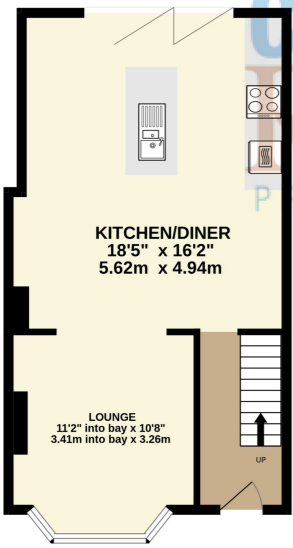
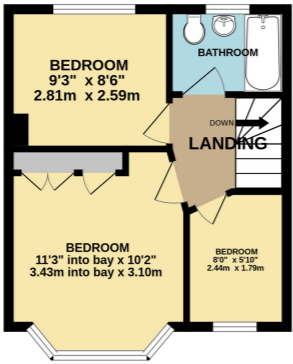
Council Tax Band C.



GROUND FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR  
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	