



£800,000

Longlands Park Crescent, Sidcup, Kent,
DA15 7NE

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Stunning four bedroom detached bungalow offering versatile accommodation that features an annex style arrangement presented in excellent decorative condition situated in a popular location ideal for Sidcup and New Eltham Train stations, Dulverton and Longlands Primary and Chislehurst And Sidcup Grammar Schools.

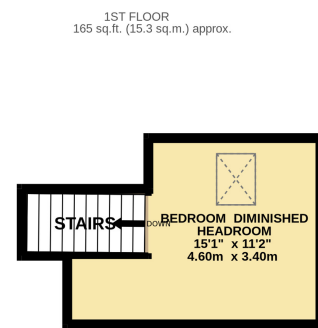
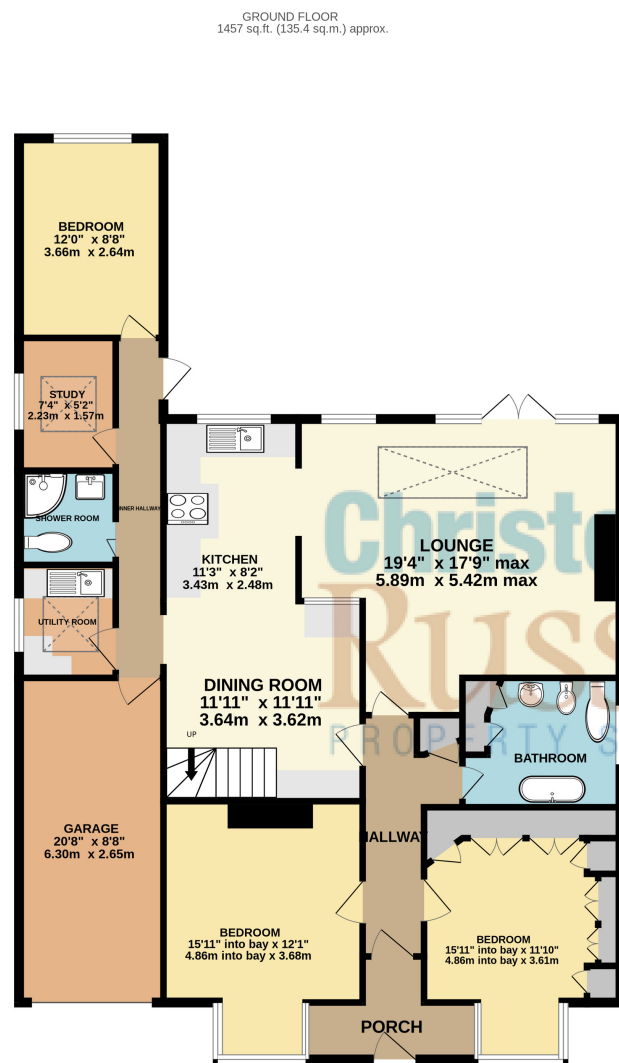
Having been extended and modernised and finished to a very good standard this exceptionally well presented property comprises; entrance hall, spacious 19'4" lounge, kitchen/diner, family bathroom, two double bedrooms and another double bedroom which forms part of an annex style arrangement that also has a study area, shower room and utility room.

There is access to a good sized garage.

On the first floor there is an additional double bedroom.

Outside the front driveway provides off street parking for several cars and the established rear garden extends over 100ft that features a large patio, well maintained lawn and a range of established shrubs and trees.

Council Tax Band F.



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TOTAL FLOOR AREA : 1622 sq.ft. (150.7 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			