



Guide Price £485,000
Rochester Close, Sidcup, Kent, DA15
9PG

Christopher
Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £485,000 to £495,000.

Beautifully presented spacious three bedroom semi detached house with planning permission granted extend forming a single storey rear extension, two storey side extension and roof alterations with loft conversion.

Presented in excellent decorative condition the property already benefits from being extended and has been modernised and finished to a good standard.

Situated in a cul de sac the property is a short walk to Blackfen High Road and local amenities which service Sidcup Train Station and convenient for several good Primary, Secondary and Grammar schools.

The accommodation currently comprises; entrance hall, through lounge/dining room, conservatory, spacious kitchen, utility room and separate toilet on the ground floor with three bedrooms and a family bathroom on the first floor.

The first floor family bathroom has been recently modernised and the property also features gas central heating and double glazing.

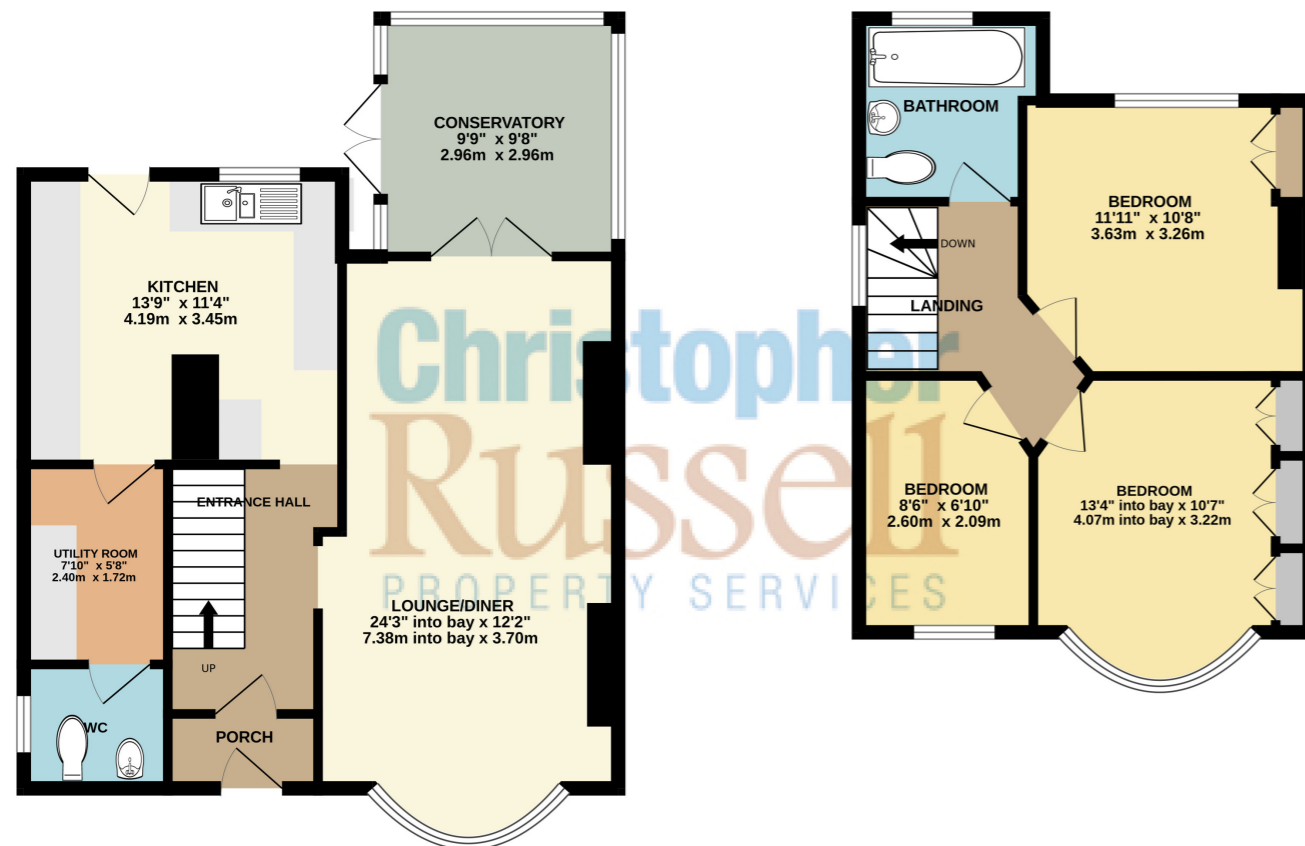
Outside there is off street parking on the front driveway and a rear garden extending approximately 70ft featuring a large patio, areas of artificial grass and a garden shed.

Council Tax Band D.



GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.

1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1091 sq.ft. (101.3 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		
(69-80)	C		79
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
		England, Scotland & Wales	