



Guide Price £575,000
Crombie Road, Sidcup, Kent, DA15 8AU

Christopher Russell
PROPERTY SERVICES



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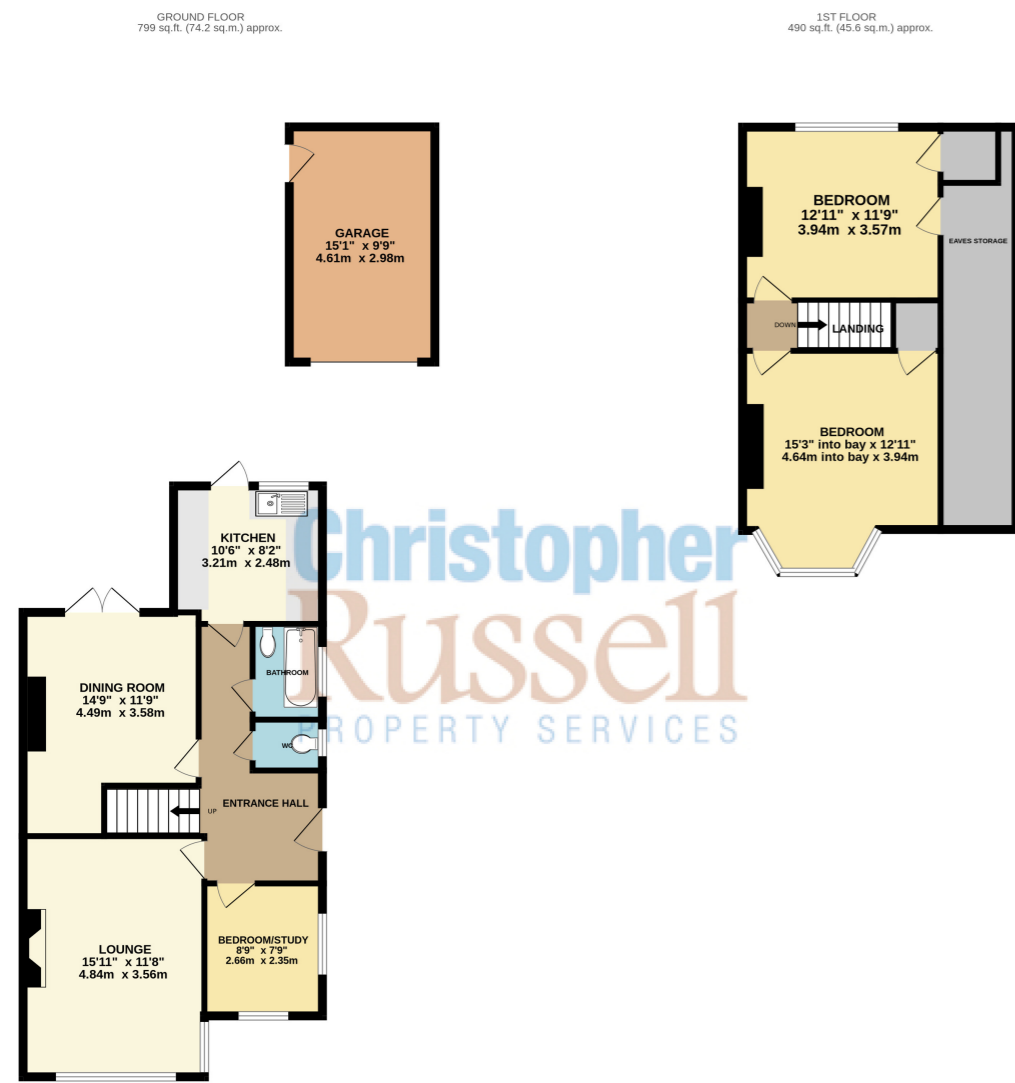
Guide Price £575,000 to £625,000.

Three bedroom semi-detached chalet house in a popular road in Sidcup.

In addition to the bedrooms, the property has a lounge, dining room, kitchen, a garage, off street parking for two cars and a low maintenance rear garden.

The property is offered to the market in good decorative condition including newly laid carpets.

Council Tax Band E.



TOTAL FLOOR AREA : 1289 sq.ft. (119.8 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 | | 84 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 47 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |