



Guide Price £550,000

Halfway Street, Sidcup, Kent, DA15 8DP

Christopher Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £550,000 to £575,000.

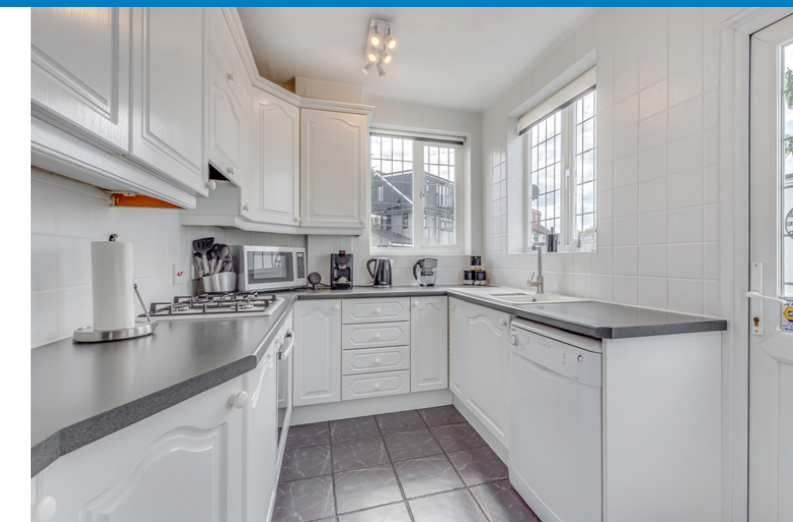
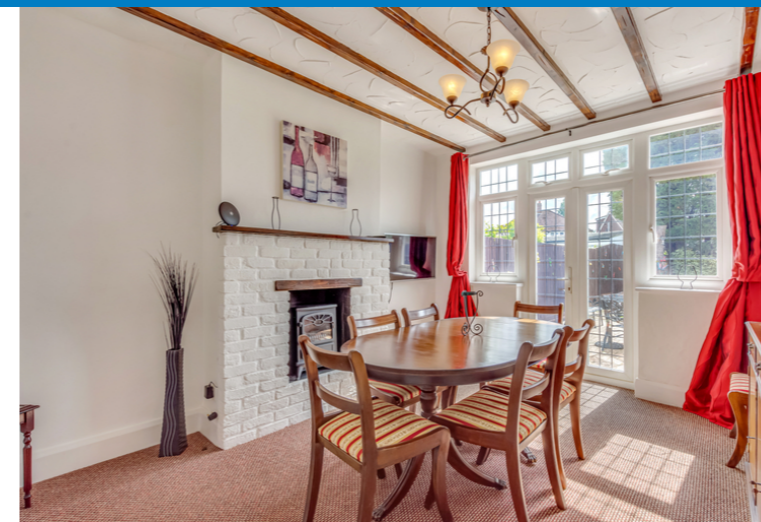
Three bedroom semi detached house situated in a very convenient location with easy access to New Eltham Train Station a short walk to Avery Hill Park and Crown Wood Stationers and half a mile to Dulverton and Wyborne Primary Schools.

Offered as end of chain this character property occupies a larger than average plot to the side and has great potential to extend to a significantly larger home (STPP).

Presented in good decorative condition the property features double glazing, gas central heating, fitted kitchen, bathroom suite with bath and separate shower enclosure and a separate WC. There are fitted wardrobes in all bedrooms.

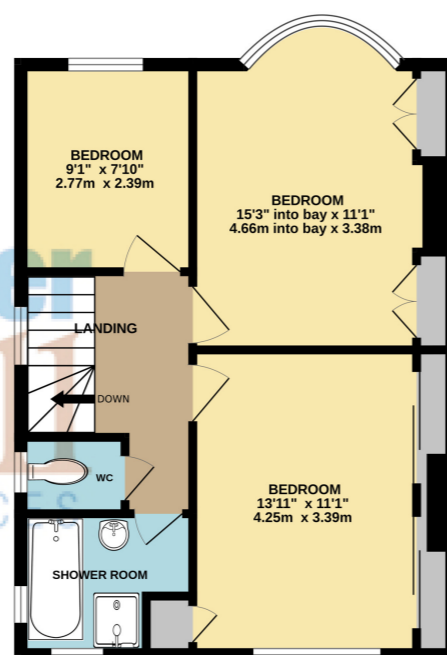
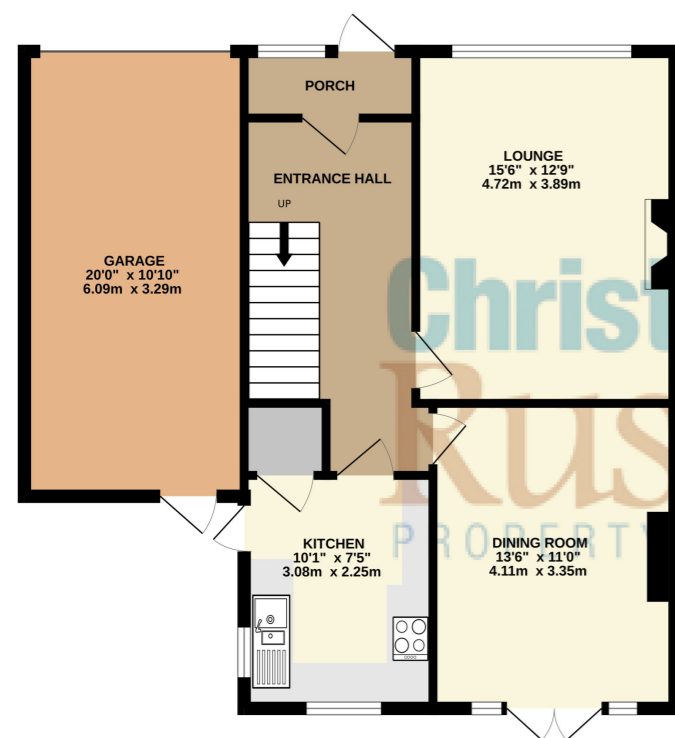
Outside the property is set back from the road and has a large driveway providing off street parking for three to four cars. There is access to a good sized garage on the side with light and power. There is access from the garage to a rear garden that extends approximately 70ft laid mainly to lawn with a generous sized patio.

Council Tax Band E.



GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.

1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 1234 sq.ft. (114.7 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+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England, Scotland & Wales	