



**Offers in Region of £425,000**  
**Bay Tree Close, Sidcup, Kent, DA15**  
**8WH**

**Christopher**  
**Russell**  
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

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**Christopher Russell Property Services**

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Two double bedroom house situated in The Hollies which is a very popular development extremely convenient for Sidcup Train Station.

Positioned towards the end of a cul-de-sac this exceptionally well presented the property is an ideal first time or buy to let purchase.

Presented in excellent decorative condition and modernised throughout the property features replaced UPVC double glazed windows, modern fitted and integrated kitchen, modern shower room, fitted wardrobes to the main bedroom, window shutters where fitted and a designated parking space.

The accommodation comprises, entrance hall, lounge/diner and kitchen on the ground floor with two double bedrooms and a shower room on the first floor.

The rear Garden extends approximately 45ft with a decked patio and lawn.

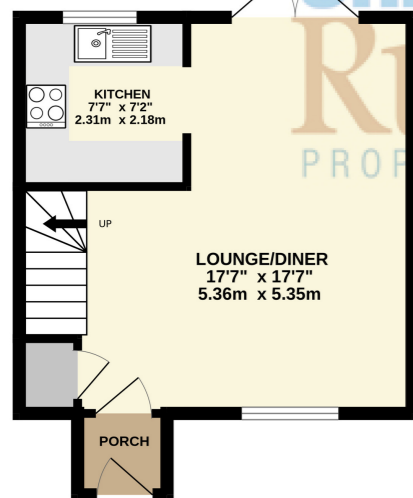
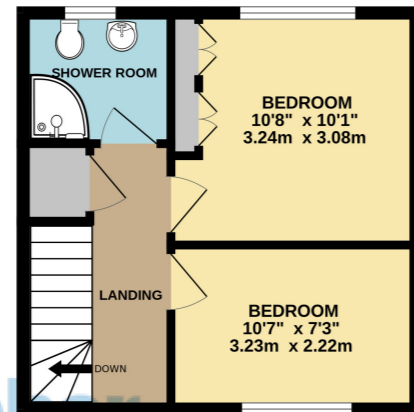
There is an annual compulsory charge for the Hollies Leisure Centre of £1,000 per annum.

Council Tax Band E.



GROUND FLOOR  
325 sq.ft. (30.2 sq.m.) approx.

1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



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TOTAL FLOOR AREA : 636 sq.ft. (59.1 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+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			