



Guide Price £385,000

Maple Crescent, Sidcup, Kent, DA15

9LT

**Christopher
Russell**
PROPERTY SERVICES



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Guide Price £385,000 to £395,000.

Extended round bay fronted two bedroom house situated in a small cul de sac presented in excellent decorative condition.

This well presented home is an ideal first time purchase. The property is conveniently positioned for local shopping and transport facilities and is just over one mile to either Sidcup or Welling train stations.

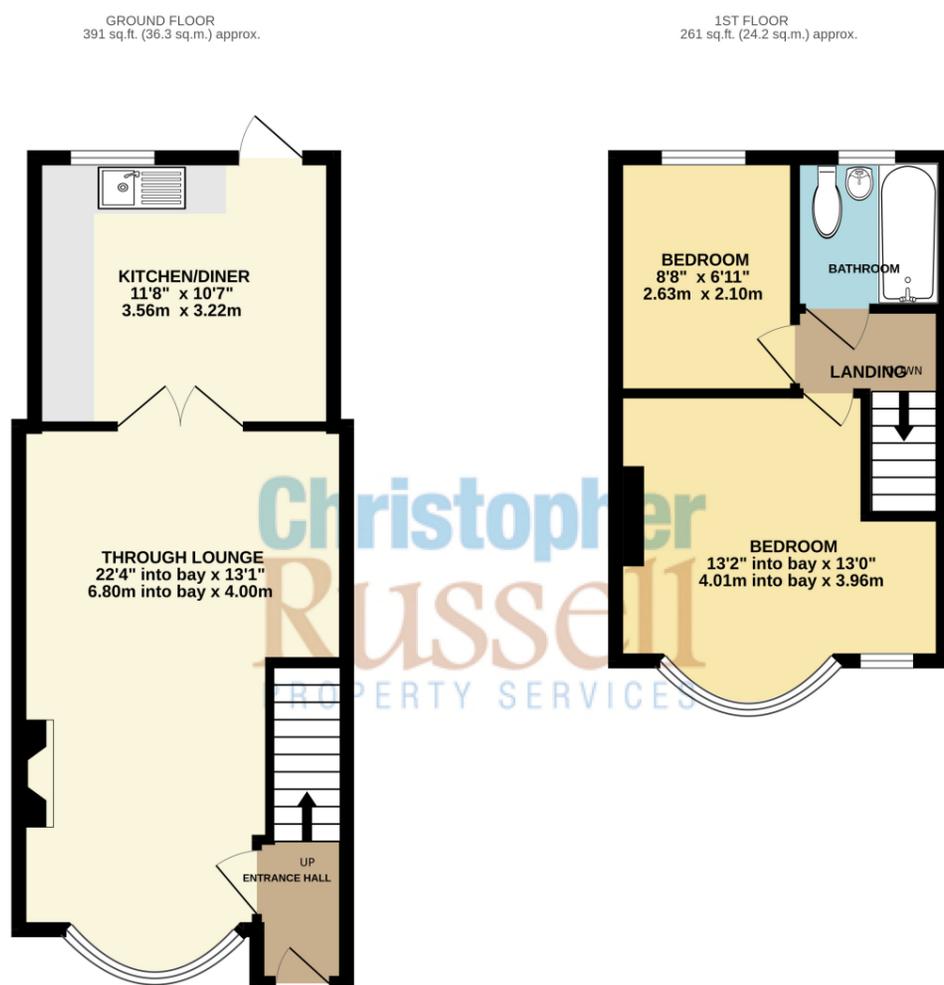
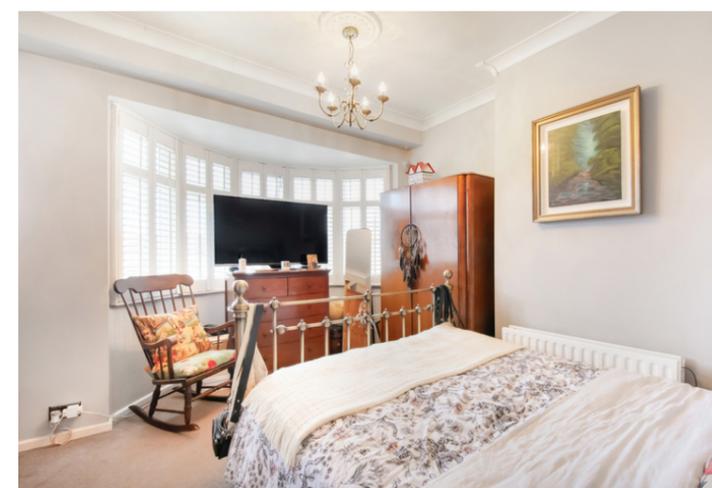
This character home has the potential to extend into the loft space that would create an additional bedroom with ensuite.

The existing accommodation comprises on the ground floor comprises; entrance hall, though lounge/diner with stripped exposed floorboards, kitchen/breakfast room. On the first floor are two bedrooms and a bathroom.

Features include gas central heating, double glazing and a fitted kitchen.

There is a good sized driveway to the front that can easily provide off street parking for two cars and a fenced rear garden with a decked terrace, lawn and a rear paved patio, flower borders and a garden shed.

Council Tax Band C.



TOTAL FLOOR AREA: 652 sq.ft. (60.6 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 is given 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		85
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			