



Guide Price £825,000

**36 Queenswood Road, Sidcup, Kent,
DA15 8QR**

**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.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Guide Price £825,000 to £850,000.

Rare opportunity to purchase this double fronted detached four double bedroom property in very good condition on a generous plot with planning permission for a five meter ground floor rear extension.

The property lends itself brilliantly to extend and open up the kitchen/diner to create the open plan family room in what is a very generously sized garden extending approximately 100 ft and 40 ft wide. Planning permission is granted.

The ground floor accommodation comprises; entrance hall, two reception rooms, kitchen/diner, spacious utility and WC. On the first floor there are three double bedrooms, one featuring an en suite and a family bathroom with separate bath and walk in shower. The top floor is a bright and airy master bedroom with several sky lights, bathroom and dressing room.

Other benefits include double glazing and gas central heating. The property is in very good condition throughout however the kitchen does require modernisation.

There is off street parking for multiple cars to the front and there is a detached garage in the rear garden.

Location is excellent for Bexley Grammar School, Blackfen Girls and Days Lane Primary. The Oval is a short walk away with an array of restaurants, shops and cafes.

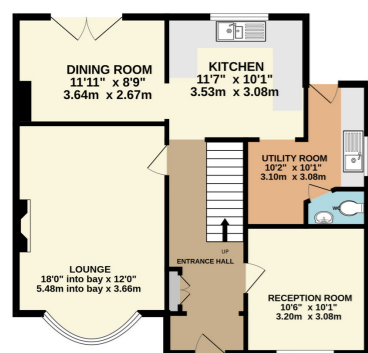
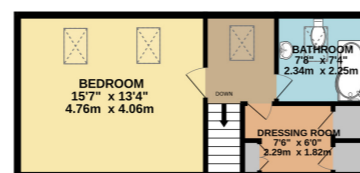
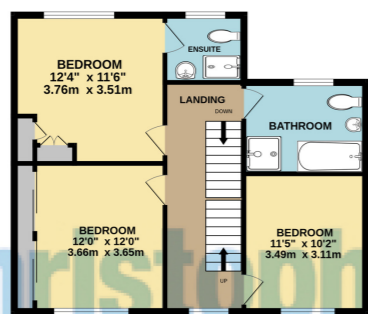
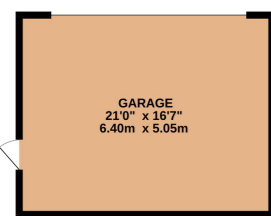
Council Tax Band E.



GROUND FLOOR
1100 sq.ft. (102.2 sq.m.) approx.

1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.

2ND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



Christopher
Russell
PROPERTY SERVICES

TOTAL FLOOR AREA: 2153 sq.ft. (200.0 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.
Made with Metropix ©2024



| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | 60 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |