



£650,000

Northcote Road, Sidcup, Kent, DA14  
6PS

**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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Extended four bedroom semi detached house presented in exceptionally good condition situated in a great location set well back from the road approximately one mile to Sidcup and New Eltham train stations a short walk to Longlands Primary and Chislehurst and Sidcup Grammar Schools.

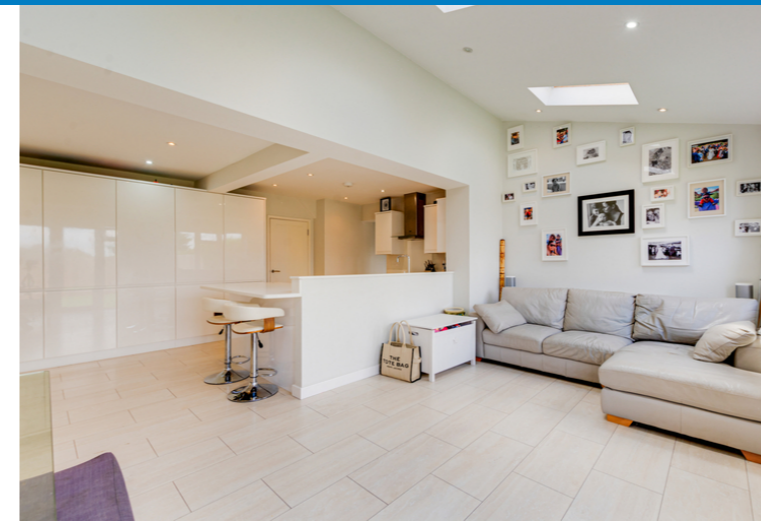
This stunning extended house has been modernised throughout and features a superb open planned ground floor arrangement which comprises; entrance hall, lounge, office from home that could be used as another bedroom, open planned kitchen/diner/family room, separate utility room and separate WC.

On the first floor are four well balanced sized bedrooms with fitted wardrobes to the main bedroom, a family bathroom and also a separate shower room with WC.

This family home has been modernised by the current owners and finished to a very good specification and features a modern part integrated fitted kitchen, complimented by quartz work surfaces, a modern fitted utility room, shower room and family bathroom. There is gas central heating and double glazed doors and windows.

Outside there is ample off street parking for approximately four cars and a very private and secluded low maintenance rear garden that features a large patio and artificial grass.

Council Tax Band F.



GROUND FLOOR  
833 sq.ft. (77.4 sq.m.) approx.

1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 1467 sq.ft. (136.3 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>		83
(69-80)	<b>C</b>	72	
(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			