



Guide Price £725,000
Montrose Avenue, Sidcup, Kent, DA15 9DS

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

Guide Price £725,000 to £750,000.

A stunning four-bedroom extended semi-detached chalet-style home situated on a highly sought-after road within Marlborough Park, ideally located within a short walk of Sidcup train station and excellent schools including Chatsworth Infant School, Burnt Oak and Holy Trinity Primary Schools, and Chislehurst & Sidcup Grammar School.

This beautifully presented, fully modernised and recently extended family home has been finished to an exceptionally high standard throughout.

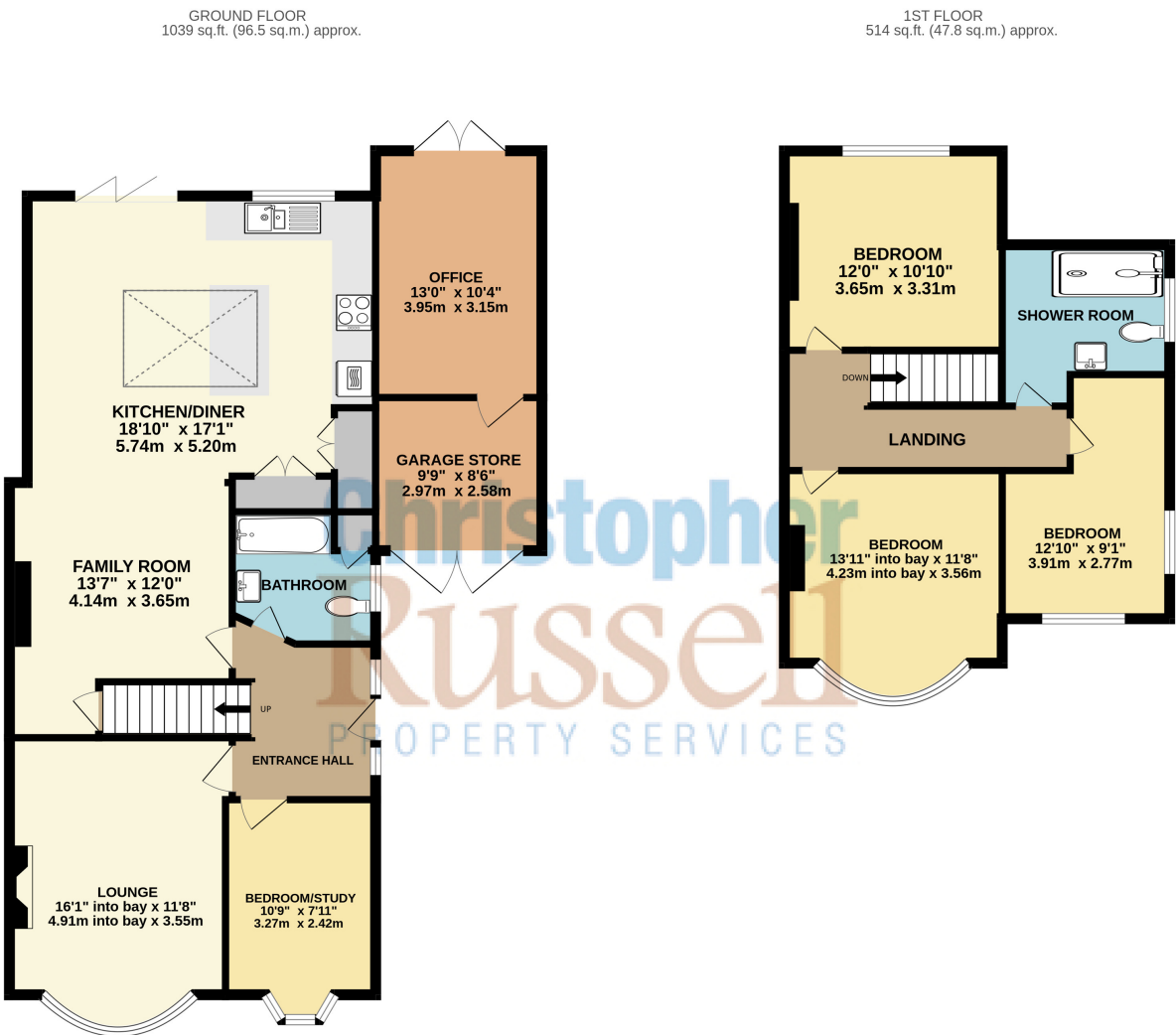
A standout feature is the magnificent open-plan kitchen/diner and family room, enhanced by bi-fold patio doors opening directly onto the rear garden.

The accommodation comprises three double bedrooms and a feature family shower room on the first floor, while the ground floor offers an entrance hall, formal lounge, bedroom four/playroom/study, bathroom, dining room, and a full-width extended open-plan kitchen/diner and family room.

Externally, the property benefits from a good-sized driveway providing ample off-street parking, along with access to a garage that has been partially converted. The front section offers a practical bin/bike store, while the rear has been fully renovated to create a useful office space.

Council Tax Band F.

Agents Note: Material Information is available online as brochure 2 below.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1553 sq.ft. (144.3 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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