



£695,000

Faraday Avenue, Sidcup, Kent, DA14
4JE

**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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Very well presented four bedroom semi detached chalet style house presented in good decorative condition situated a short walk from Sidcup Train Station, under half a mile to Albany Park train station, Birkbeck Primary and Chislehurst and Sidcup Grammar School.

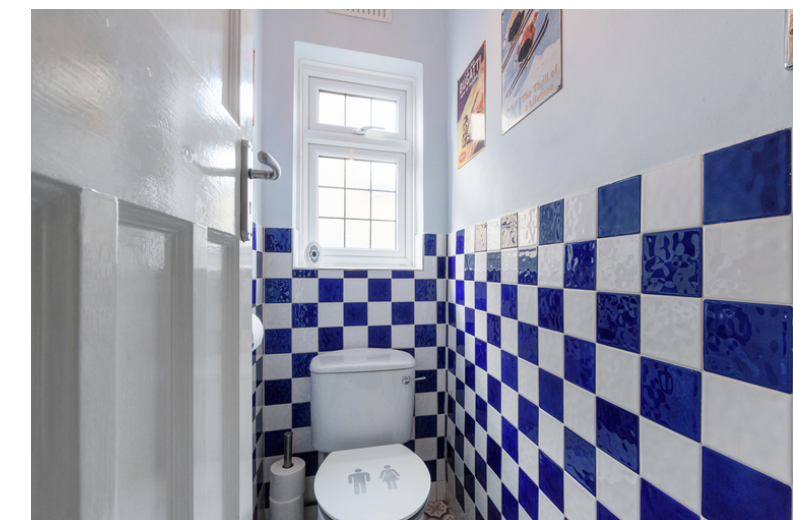
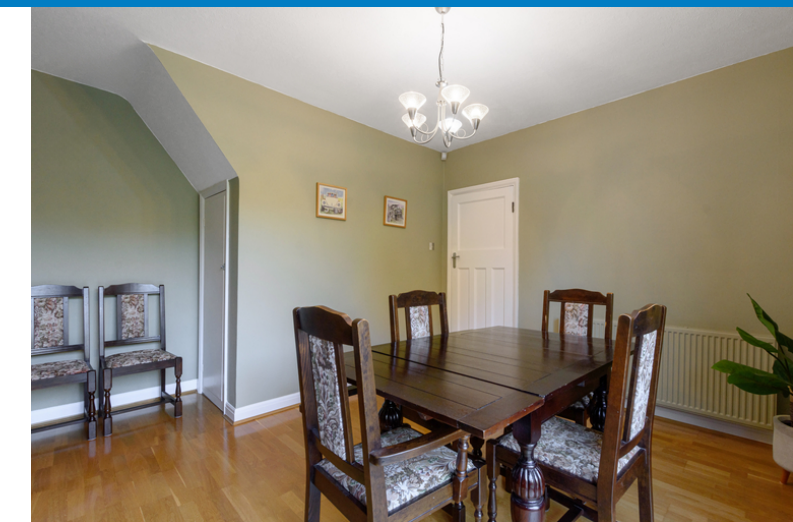
This lovely family home has been thoughtfully extended to provide versatile living accommodation and comprises, three double bedrooms, an en suite shower room to the main bedrooms and a feature family bathroom suite which includes a bath and walk in shower enclosure on the first floor. The ground floor comprises; entrance hall and lobby, cloakroom, spacious lounge, separate dining room, bedroom 4/study, kitchen/breakfast room and a separate utility room.

The property has been well maintained and features a modern en suite shower room, modern family bathroom, gas central heating, double-glazing, fitted kitchen, modern cloakroom and utility room.

Outside there is ample off street parking and vehicular access to a detached garage with power and light via a remote control roller door. There is access from the garage from the rear garden.

The rear garden is very secluded, extends approximately 90ft featuring a large patio, lawn, established planting and a summerhouse at the end of the garden.

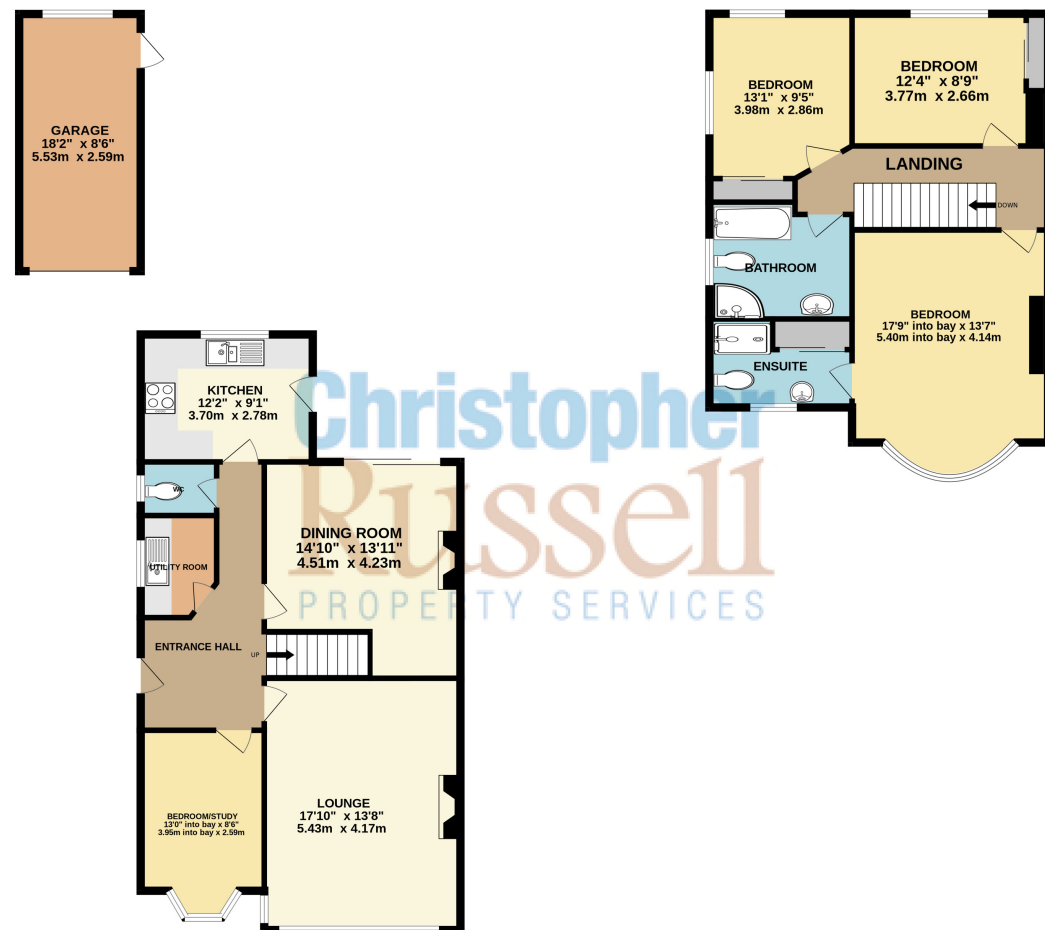
Council Tax Band F.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

GROUND FLOOR
988 sq.ft. (91.8 sq.m.) approx.

1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1696 sq.ft. (157.6 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 as to their operability or efficiency can be given.
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