

**Guide Price £475,000**

**Meadow View, Sidcup, Kent, DA15 9BL**

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Guide Price From £475,000 to £500,000

A round bay fronted three bedroom terrace house situated in a very popular location, a short walk to Sidcup train station, The Oval shopping facilities with its coffee shop, restaurants and Micro Brewery, Chatsworth infant, Burnt Oak and Holy Trinity Primary, Chislehurst and Sidcup and Bexley Grammar Schools.

Presented in excellent decorative condition this property features a modern fitted kitchen, modern bathroom suite gas central heating and double glazed windows, a retiled roof and has been recently rendered to the front and rear elevations.

The accommodation comprises, entrance porch, a hallway that has been open planned to a very spacious lounge and an open planned kitchen/dining room on the ground floor with three bedrooms and a family bathroom on the first floor.

Outside there is a front driveway that provides off street parking and a rear garden that extends approximately 70ft with a brick built store at the end of the garden.

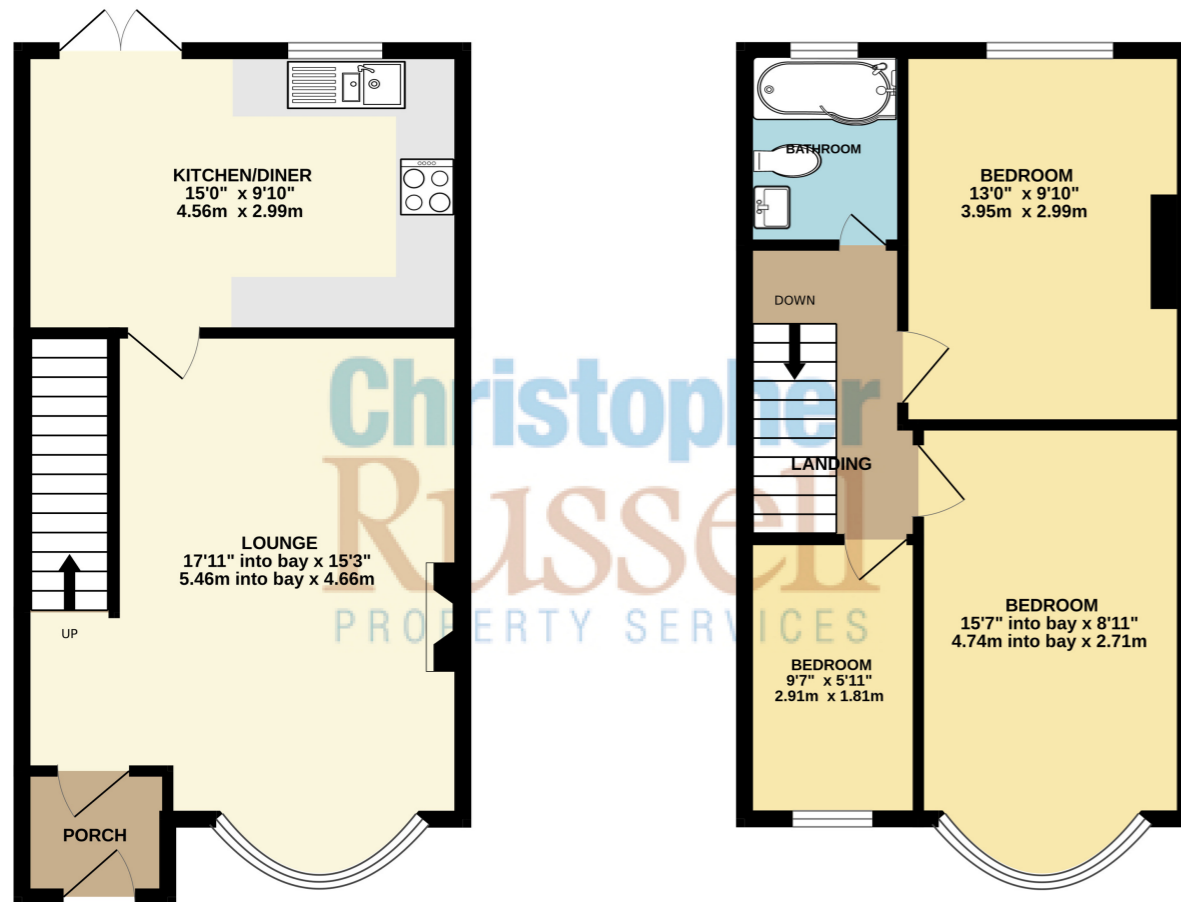
Council Tax Band D.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		90
(81-91)	<b>B</b>		
(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			

GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.

1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 855 sq.ft. (79.4 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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