



£550,000
Gordon Road, Sidcup, Kent, DA15 8SX

**Christopher
Russell**
PROPERTY SERVICES



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

A spacious four bedroom semi detached house offering larger than average accommodation in need of modernisation and redecoration.

Situated in a popular residential road ideal for Crown Woods Stationers and Harris Academy Schools and under one mile to Falconwood train station.

This extended family home has been in the same family for over 60 years and is offered to the market with no onward chain.

The accommodation comprises, entrance hall, dining room, extended lounge, kitchen/breakfast room, conservatory, and shower room with WC on the ground floor with four bedrooms and a shower room on the first floor.

One of the bedrooms is large enough to be able to easily convert into two bedrooms and the loft is large enough to convert that would potentially be another bedroom with en suite.

On the front driveway that provides off street parking for three cars has access to a single integrated garage that also offers great potential to convert and integrate into the main accommodation creating another reception room or bedroom.

The rear garden extends approximately 80ft .

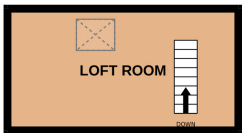
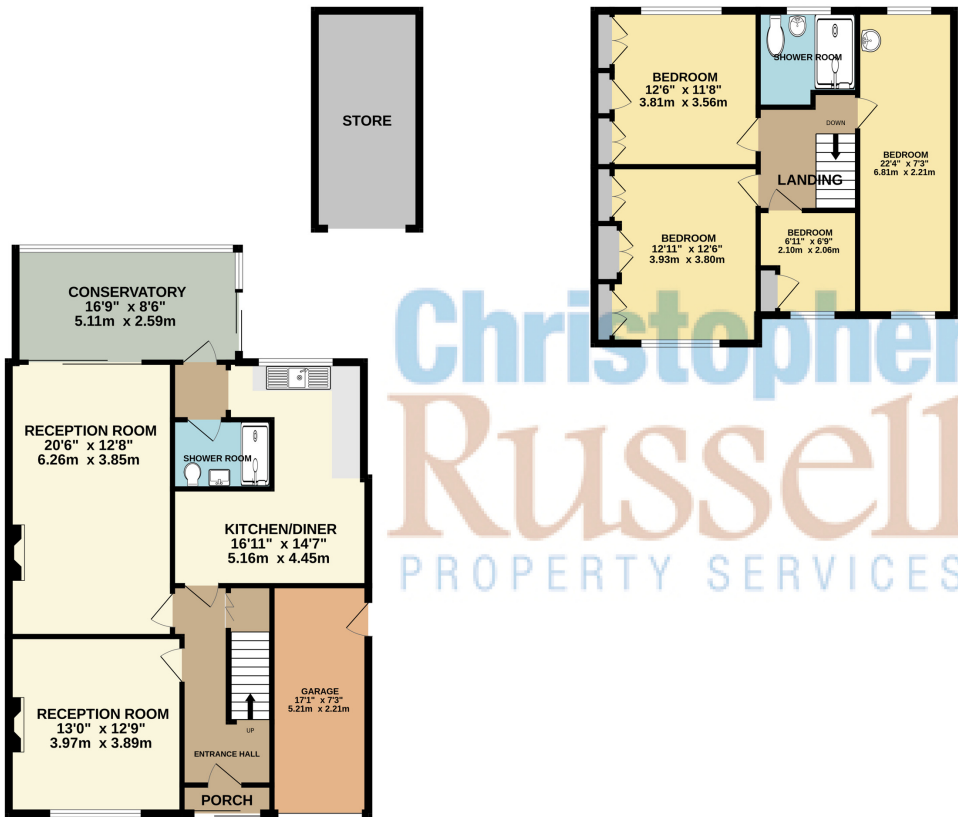
Council Tax Band E.



GROUND FLOOR
1170 sq.ft. (108.7 sq.m.) approx.

1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.

2ND FLOOR
158 sq.ft. (14.7 sq.m.) approx.



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TOTAL FLOOR AREA: 1969 sq.ft. (182.9 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+) A | | |
| (81-91) B | | |
| (69-80) C | | 71 |
| (55-68) D | | |
| (39-54) E | 54 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |