



£425,000

Blair Close, Sidcup, Kent, DA15 8SU

Christopher  
Russell  
PROPERTY SERVICES



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Christopher Russell Property Services

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A well presented two bedroom terrace house in a quiet location, under one mile from Falconwood train station.

Accommodation comprises to the ground floor, a contemporary fitted kitchen and lounge/dining room with glass door leading to a veranda overlooking the rear garden.

To the first floor are two good sized bedrooms and modern family bathroom.

Outside, the property has off street parking to the front with a side gate to the rear garden ,which is mainly laid to lawn and features a garden shed.

There are a good selection of local shops and restaurants within a few minutes walk. The 132 bus stops close by and goes to Eltham station and the O2 in one direction and Bexleyheath in the other.

Council Tax Band C.



GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.

1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



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TOTAL FLOOR AREA : 873 sq.ft. (81.1 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>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(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			