



**Guide Price £450,000**

**Langford Place, Sidcup, Kent, DA14 4AZ**

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Guide Price £450,000 - £475,000.

Extremely well presented three bedroom end of terraced house situated in a popular location just a short walk to Sidcup train station and several primary and secondary schools including West Lodge preparatory, Birkbeck primary school, Chislehurst and Sidcup grammar school as well as Rose Bruford and Bird colleges.

Having been modernised to a high standard throughout the property comprises of an entrance porch, lounge and a modern fitted kitchen/diner with integrated appliances downstairs.

Upstairs, the property comprises two double bedrooms with built in wardrobes, a single bedroom and a modern shower room.

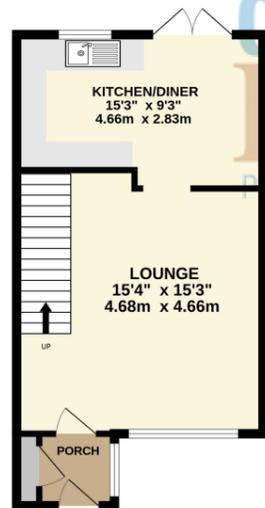
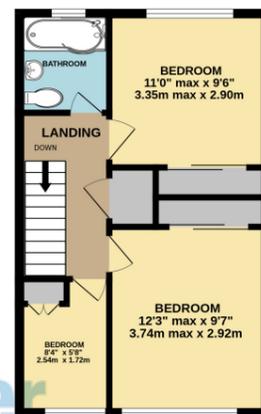
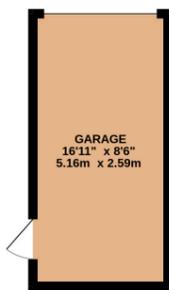
The rear garden features a decked area leading to lawn and a garage with parking and access onto Langford Place.

Council Tax Band D.



GROUND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.

1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



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TOTAL FLOOR AREA: 941 sq.ft. (87.4 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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