



## Cornell Close, , Sidcup, DA14 5LY

- Chain free
- In need of updating
- Two reception rooms
- Good size kitchen
- Floor Area: 1095 sq ft
- Spacious townhouse
- Three good size bedrooms
- Ground floor WC & second floor bathroom
- Call Hunters to view
- EPC Rating: C

**Asking Price £375,000**

**HUNTERS®**  
HERE TO GET *you* THERE

# Cornell Close, , Sidcup, DA14 5LY

## DESCRIPTION

### \*\*PUBLIC NOTICE\*\*

ADDRESS 8 Cornell Close, Sidcup, DA14 5LY

We are acting in the sale of the above property and have received an offer of £370,000

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

EPC Rating C

Nestled in the desirable area of Cornell Close, Sidcup, this charming townhouse presents an excellent opportunity for those looking to make their mark on a property. Spanning an impressive 1,095 square feet, this home features a well-thought-out layout that is perfect for families or those seeking extra space.

The ground floor boasts a generous kitchen at the rear, ideal for culinary enthusiasts, alongside a dining room that encourages family gatherings. A convenient WC completes this level, enhancing the practicality of the home.

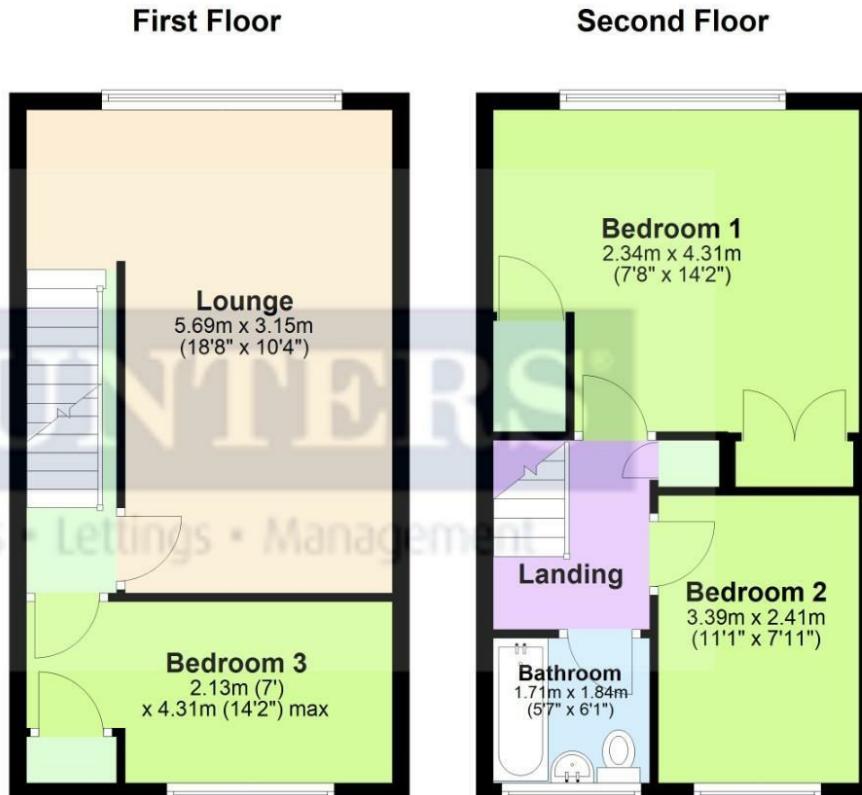
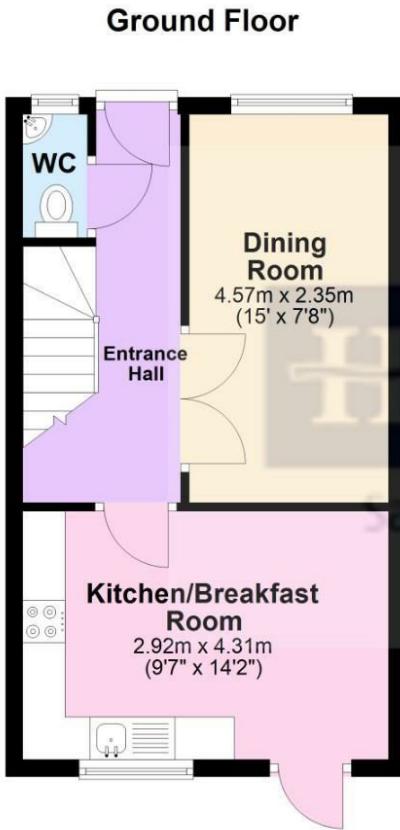
As you ascend to the first floor, you will find a comfortable third bedroom and a spacious lounge, perfect for unwinding after a long day. The top floor houses two further bedrooms, offering a peaceful retreat, along with the bathroom.

The property benefits from off-road parking for one vehicle, ensuring ease of access. Additionally, the rear garden provides a lovely outdoor space for gardening or enjoying the fresh air.

This chain-free townhouse is in need of updating, allowing you the freedom to personalise it to your taste and style. With its prime location and potential for transformation, this property is a must-see. We invite you to call Hunters to arrange a viewing and explore the possibilities that await in this delightful home.







Total area: approx. 101.8 sq. metres (1095.3 sq. feet)

#### Viewings

Please contact [bexleyheath@hunters.com](mailto:bexleyheath@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

#### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92 plus)                                   | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | <b>80</b> |
| (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 |          |                         |           |
| England & Wales                             |          | EU Directive 2002/91/EC |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.