

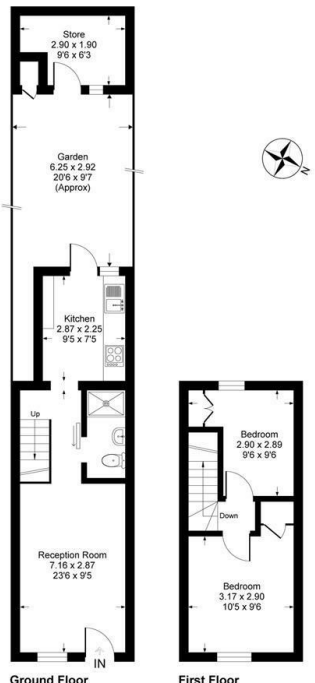


## 42 Shirley Road, Sidcup, DA15 7JW

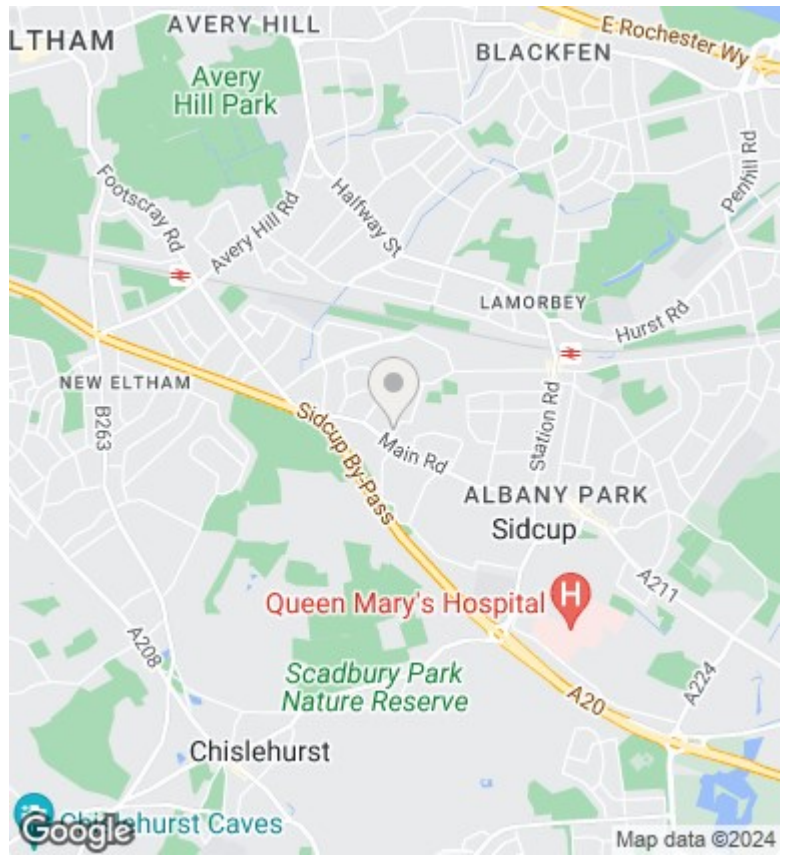
£357,500

- Brick Faced Cottage
- 23'6 Reception
- Court Yard Garden
- Tax Band C
- Two Bedrooms
- Modern Fitted Kitchen
- Freehold
- Well presented
- modern Shower Room
- EPC Rating D

**Shirley Road, DA15**  
 Approximate Gross Internal Area = 48 sq m / 517 sq ft  
 Approximate Outbuilding Internal Area = 5 sq m / 51 sq ft  
 Approximate Total Internal Area = 53 sq m / 568 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 Produced by Flange.



## Directions

## Viewings

Viewings by arrangement only. Call 0208 859 1100 to make an appointment.

## Council Tax Band

C

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	