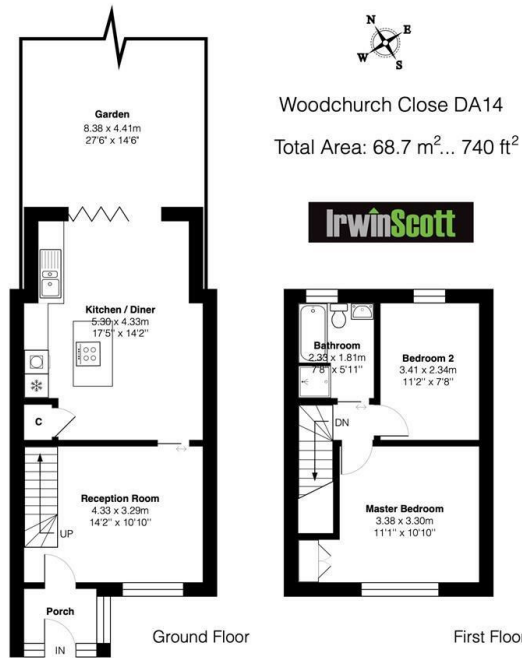




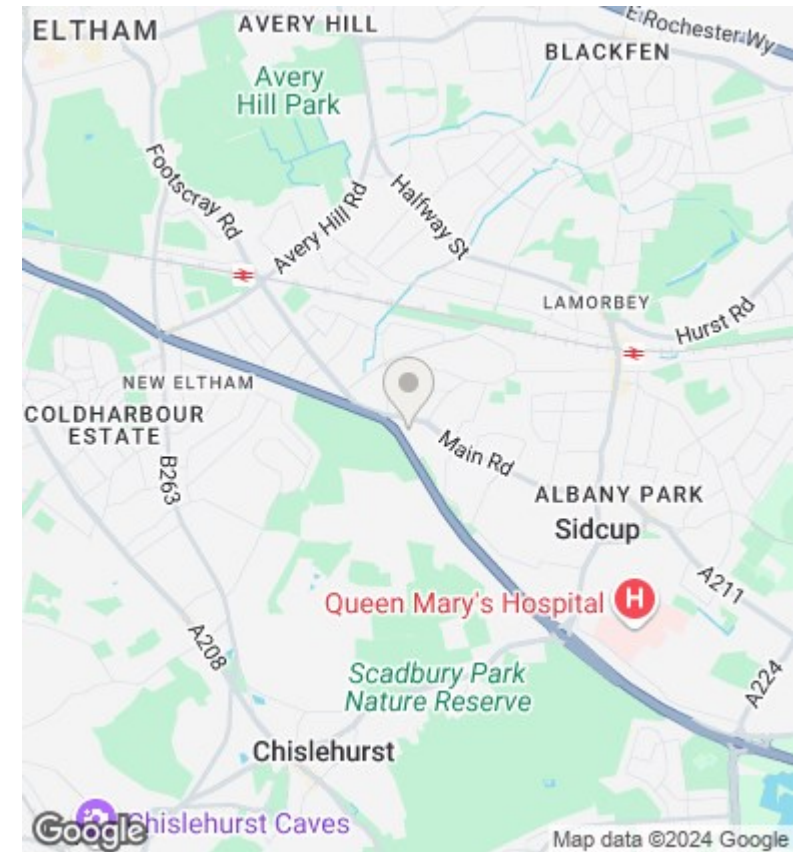
17 Woodchurch Close,, Sidcup, Kent, DA14 6QH

Offers Over £435,000

- Open Plan Living
- Modern Four Piece Bathroom
- Acoustic Windows
- Built in Wardrobes And Custom Made Under Stairs Storage
- Large Ground Floor Extension
- Garage En Bloc
- Ample Parking To Front
- Contemporary Fitted Kitchen Diner
- Gas Fired Central Heating
- Landscaped Rear Garden



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.



Directions

377 Footscray Road, London, SE9 2DR
0208 859 1100

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) | A | | 85 |
| (81-91) | B | | |
| (69-80) | C | 67 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

info@irwinscott.com
www.irwinscott.com