



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

Offers Over £435,000

- Open Plan Living
- Contemporary Fitted Kitchen Diner
- Gas Central Heating
- Landscaped Rear Garden
- Large Ground Floor Extension
- Modern Four Piece Bathroom
- Off Street Parking
- Built in Wardrobes And Custom Made Under Stairs Storage



## Directions

## Viewings

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

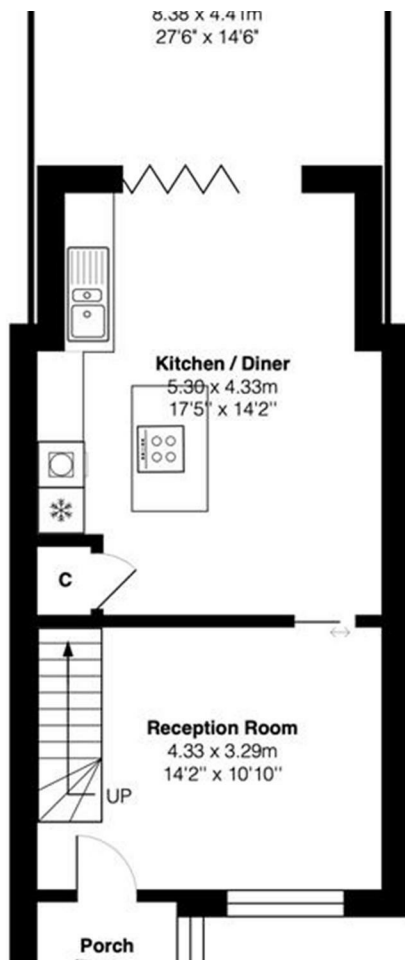
## Council Tax Band:

C

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 68.7 m<sup>2</sup>... 740 ft<sup>2</sup>

