



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

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Situated in a Cul De Sac within easy reach of all major transport links including New Eltham Main line Railway Station comes this superb Middle terrace house boasting a large ground floor extension providing open plan living and off street parking. Further benefits include Double glazing, gas fired central heating and a modern four piece bathroom suite.

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Council Tax Band: C

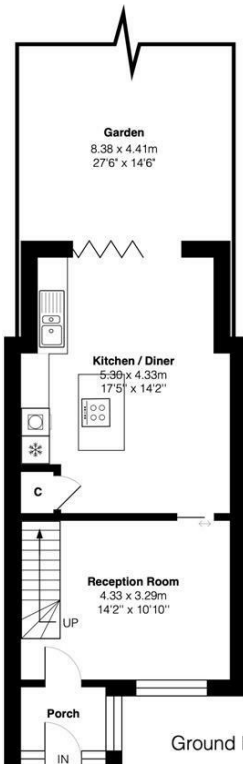




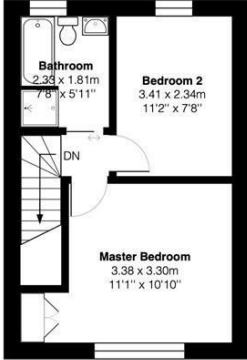


Woodchurch Close DA14
Total Area: 68.7 m²... 740 ft²

IrwinScott



Ground Floor



First Floor

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.



Viewings

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

EPC Rating:

D

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