



Marechal Niel Avenue, Sidcup, DA15 7PD  
Guide price £575,000 Freehold

 3  1  2  E

Presented to the market with NO CHAIN is this semi-detached chalet style house which offers potential for expansion (subject to planning). Located within a sought-after area with a choice of schools, local shops & restaurants and walking distance of New Eltham station.

The home offers versatile accommodation, a good -sized garden, garage and driveway providing parking for multiple vehicles.

Contact The Homes Group to arrange your viewing appointment.

### Entrance Hall

### Living Room

17'3 into bay x 11'8 (5.26m into bay x 3.56m)

### Dining Room

14' at maximum point x 12'9 (4.27m at maximum point x 3.89m)

### Kitchen

10'5 x 8'2 (3.18m x 2.49m)

### Bathroom

7'4 x 7's (2.24m x 2.13ms)

### Bedroom Three

10'7 x 7'8 (3.23m x 2.34m)

### Landing

### Bedroom One

16'9 into bay x 11'8 (5.11m into bay x 3.56m)

### Bedroom Two

11'8 x 10'7 (3.56m x 3.23m)

### Garage

13'3 x 9'4 (4.04m x 2.84m)

### Garden

### Driveway

### Tenure - Freehold

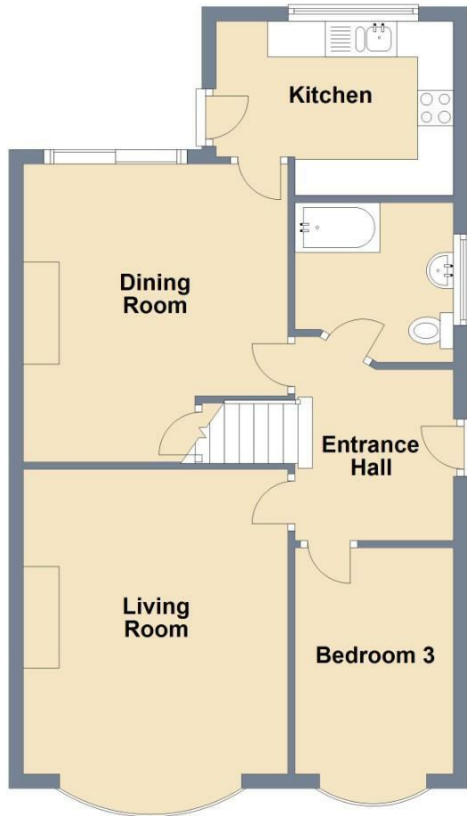
### Council Tax - Band E





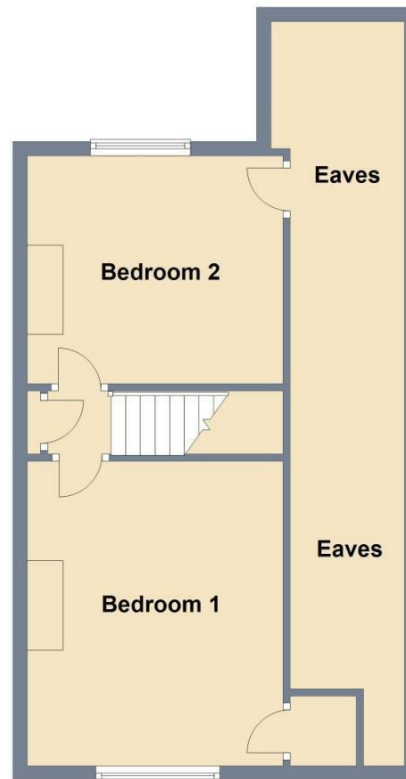
### Ground Floor

Approx. 58.4 sq. metres (628.5 sq. feet)

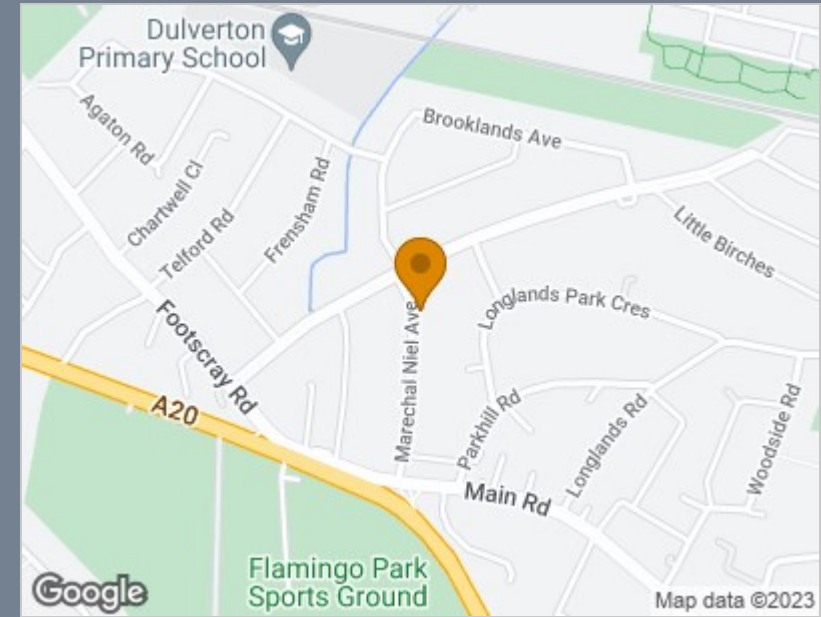


### First Floor

Approx. 48.5 sq. metres (521.6 sq. feet)



Total area: approx. 106.8 sq. metres (1150.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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