



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

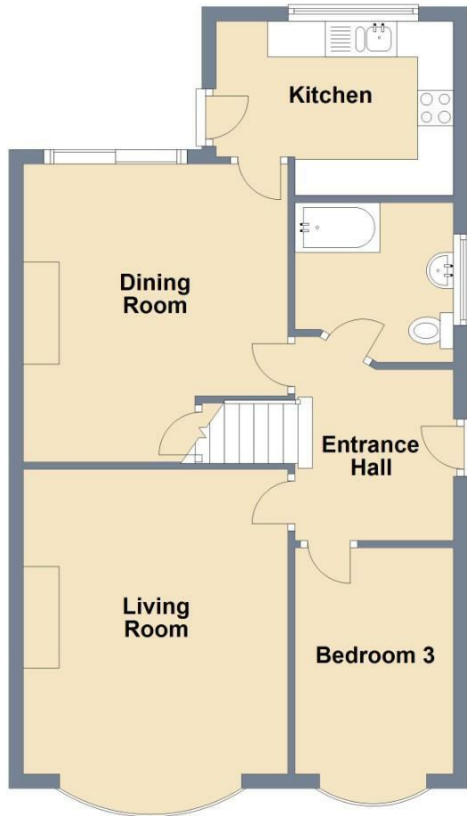
### Council Tax - Band E





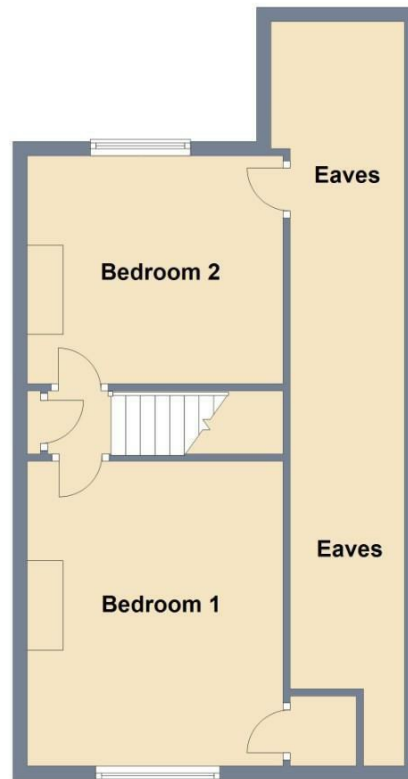
### Ground Floor

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

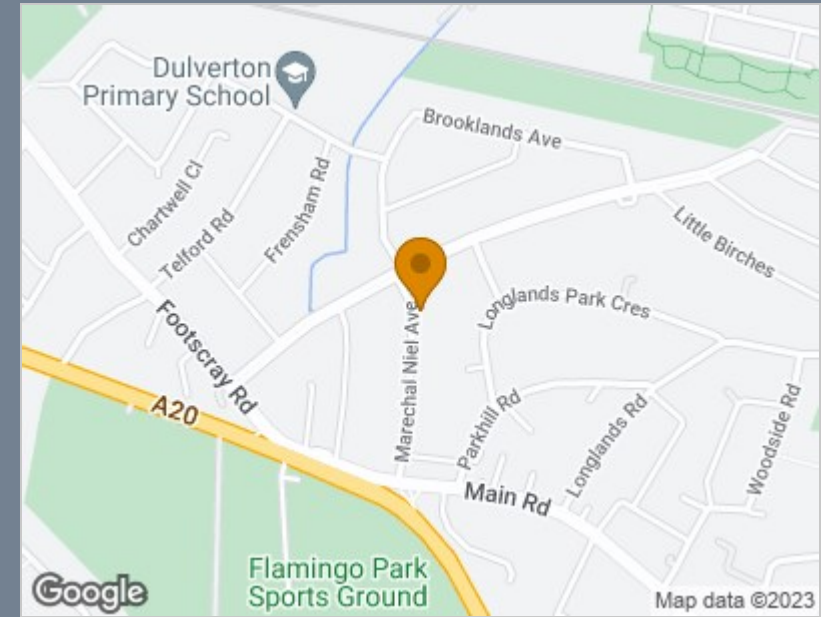


### First Floor

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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