



Guide Price From £640,000
Ashcroft Avenue, Sidcup, Kent, DA15
8NS

Christopher
Russell
PROPERTY SERVICES



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Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Guide Price From £640,000 to £660,000

Four/five-bedroom , three bathroom semi-detached house situated in a very popular tree lined avenue within a short walk to Days Lane, Our Lady of the Rosary and Sherwood Park Primary Schools, The Oval Shopping facilities and access to New Eltham And Sidcup Train stations are easily accessible.

Presented in good condition the property offers versatile accommodation that comprises, entrance hall, through lounge/diner, family room, bedroom five/ office with an en suite shower room and an 'L' shaped kitchen/breakfast room on the ground floor with four bedrooms, en suite shower room and a family bathroom on the first floor.

Presented in good decorative condition the property features double glazing, gas central heating, modern fitted kitchen, bathroom, and en suite shower rooms. There are built in wardrobes to two bedrooms and a large deep walk in wardrobe to another double bedroom.

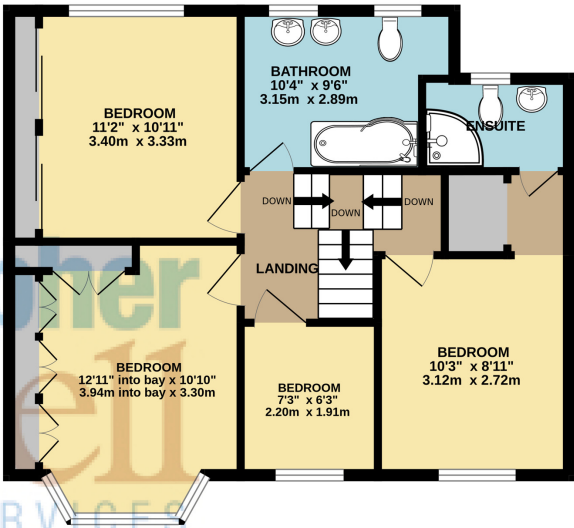
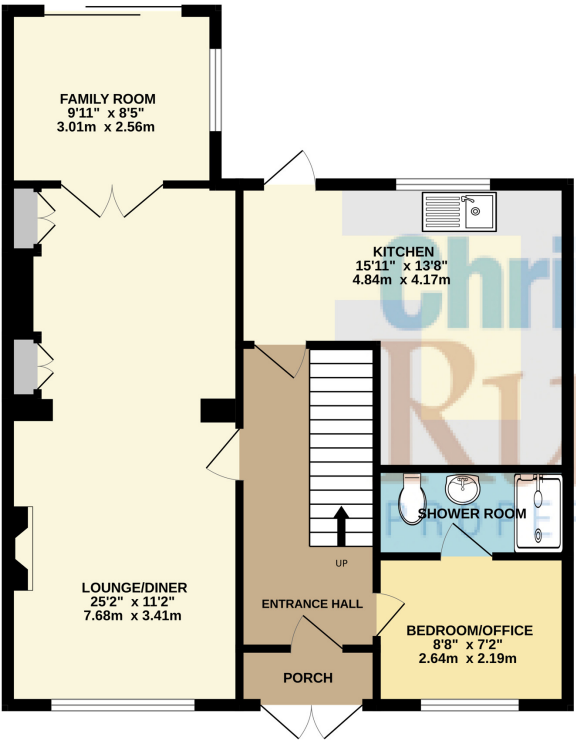
Outside there is a resin driveway that provides off street parking for two to three cars and a rear garden extending approximately 80ft that has a decked area, lawn and a garden shed situated at the end of the garden. There is outdoor lighting.

Council Tax Band E.



GROUND FLOOR
754 sq.ft. (70.1 sq.m.) approx.

1ST FLOOR
603 sq.ft. (56.1 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

TOTAL FLOOR AREA : 1358 sq.ft. (126.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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