



Guide Price £385,000

**Mount Culver Avenue, Sidcup, Kent,
DA14 5JW**

**Christopher
Russell**
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

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

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Guide Price From £385,000 to £400,000.

Three bedroom semi detached house situated in a convenient location for local shops and transport facilities with regular buses to Sidcup High Street and train station and a short walk to Footscray Meadows.

This ideal first time purchase is presented in excellent decorative condition the property comprises; entrance hall, lounge/diner, kitchen/breakfast room and bathroom on the ground floor with three bedrooms off the landing on the first floor.

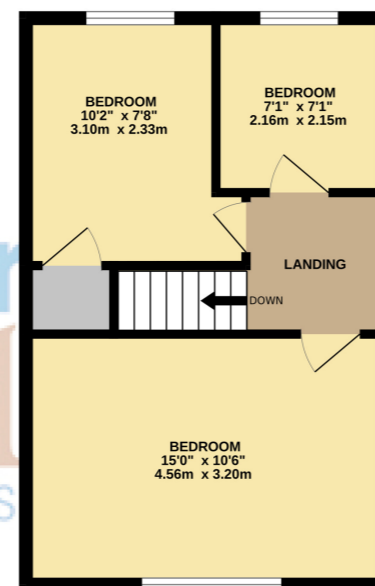
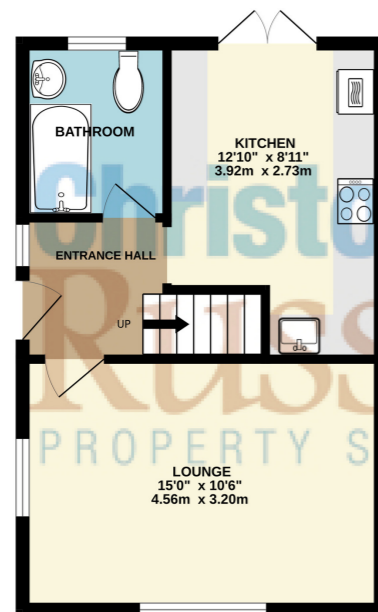
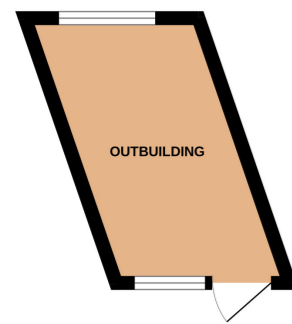
Positioned in a small alcove which is very quiet the property features gas central heating, double glazing, modern fitted kitchen, modern bathroom suite, off street parking for two cars, large outside store and a wider than average South facing rear garden featuring a decked terrace and lawn.

Council Tax Band D.



GROUND FLOOR
447 sq.ft. (41.6 sq.m.) approx.

1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			