

£375,000

Lyndon Avenue, Sidcup, Kent, DA15
8RL

**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.

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Christopher Russell Property Services

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Extended two bedroom terrace house offered with no onward chain. Presented in good decorative condition the property features a spacious through lounge/diner which is also open planned to the extended kitchen.

The first floor comprises two bedrooms and a family bathroom with a modern bathroom suite.

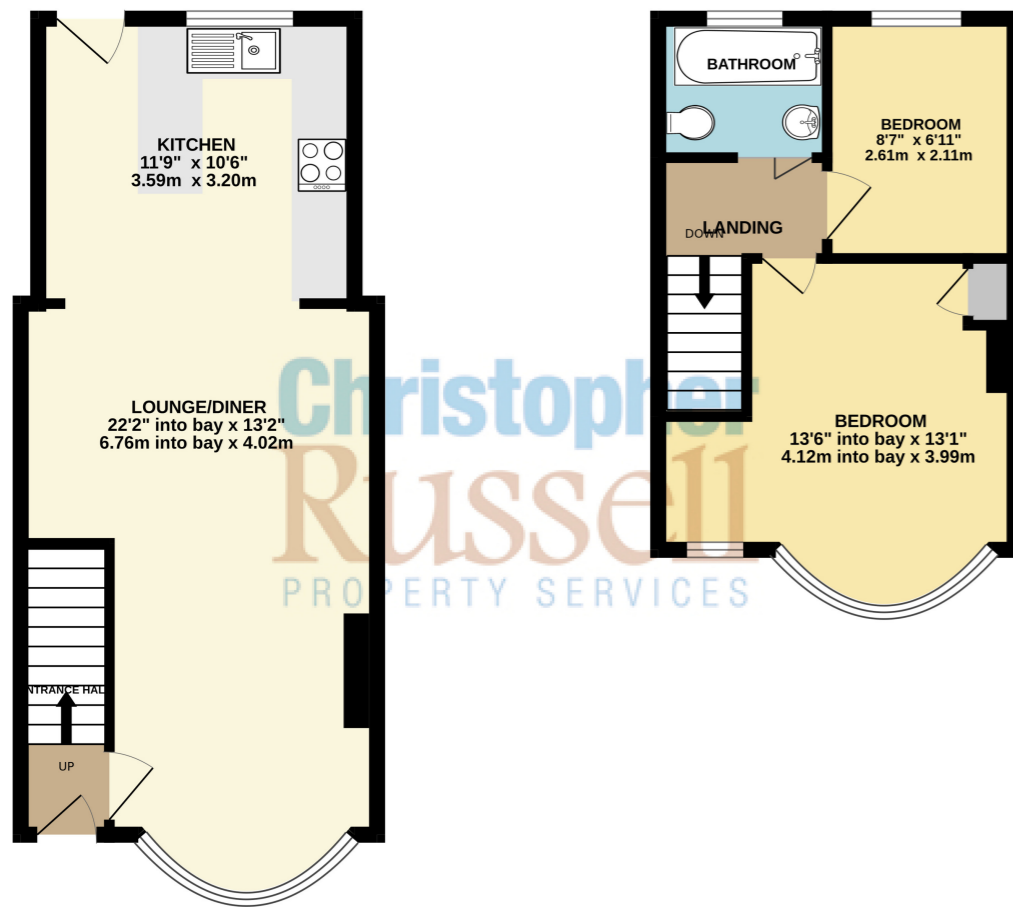
Features include double glazing, gas central heating, fitted kitchen and modern bathroom suite, off street parking on the front driveway and a south facing rear garden laid mainly to lawn.

Council Tax Band D.



GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.



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TOTAL FLOOR AREA : 654 sq.ft. (60.7 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		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			