

£425,000

Penhill Road, Bexley, Kent, DA5 3EL

**Christopher
Russell**
PROPERTY SERVICES



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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

Three bedroom semi-detached property in need of modernisation within easy reach of Sidcup and Albany Park train stations and local Grammar schools.

The ground floor accommodation currently comprises entrance hall, two receptions, and kitchen. On the first floor there are two good size double bedrooms, a third single bedroom and family bathroom.

The property features a garage, off street parking and a garden which extends approximately 90 ft.

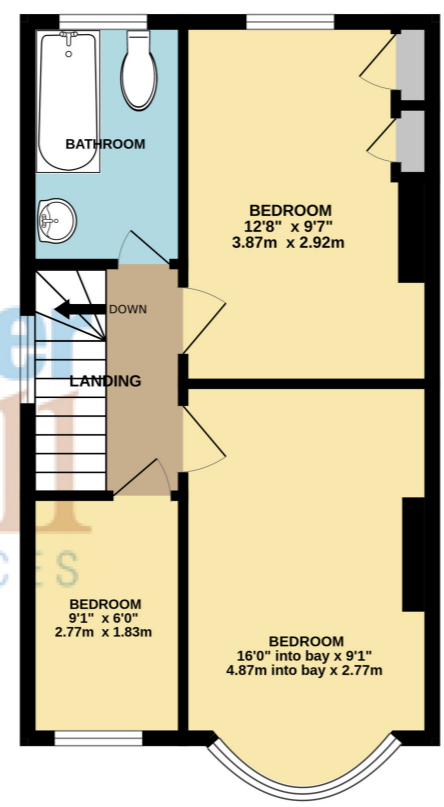
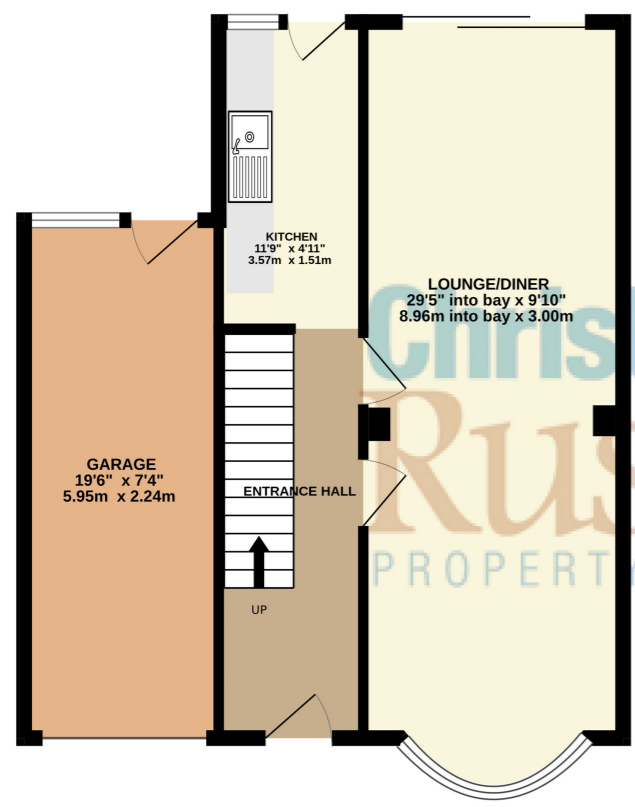
There is huge potential to extend subject to planning permission.

Council Tax Band D.



GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



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TOTAL FLOOR AREA : 971 sq.ft. (90.2 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	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			