

Guide Price £435,000

**Davenport Road, Sidcup, Kent, DA14
4PN**

**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

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Guide Price £435,000 to £455,000.

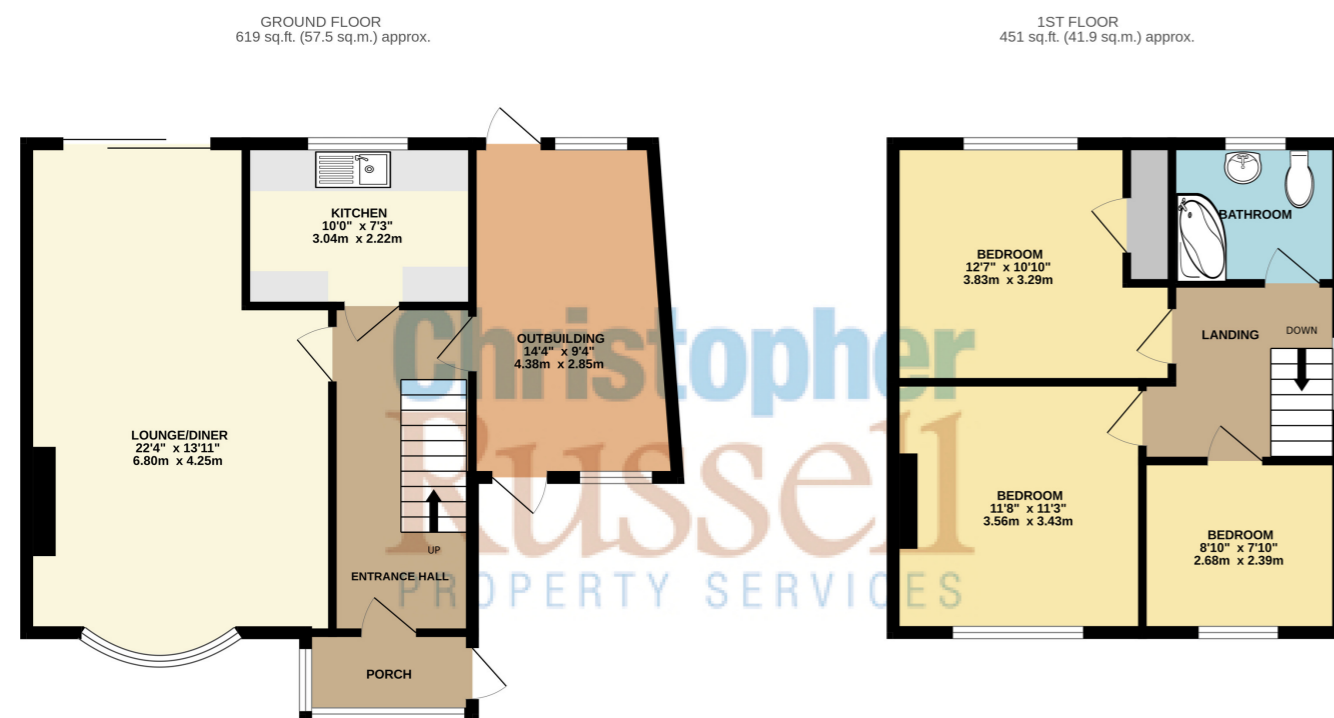
Three bedroom semi detached house offered with no onward chain situated a short walk to Albany Park Train Station.

The property is in need of updating and has great potential to extend to the side and rear and is an ideal first time purchase or buy to let investment.

The accommodation comprises; entrance hall, through lounge/dining room and kitchen on the ground floor with a side store that can be converted into the main accommodation. On the first floor are three bedrooms and bathroom.

There is off street parking on the front driveway and a rear garden which extends approximately 80ft.

Council Tax Band D.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 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+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	