



£420,000

Davenport Road, Sidcup, Kent, DA14 4PW

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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Two double bedroom semi detached bungalow featuring an L shaped open planned lounge /diner, fitted kitchen and shower room.

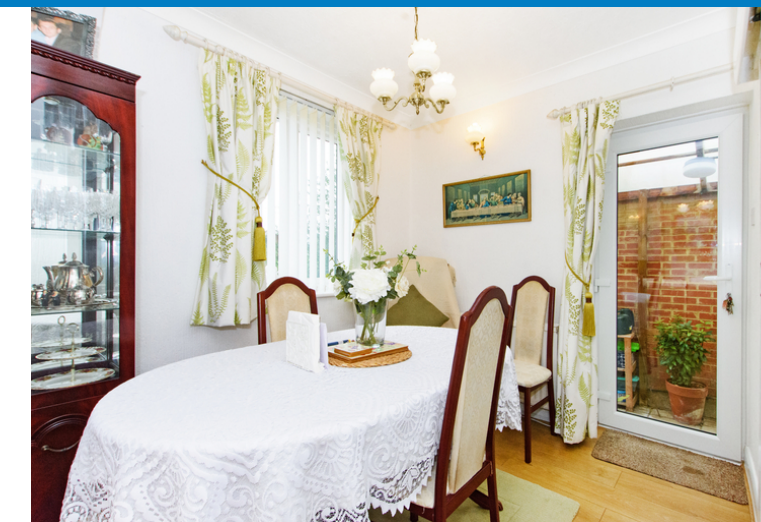
Situated in a popular residential location very convenient for local shops, transport and Albany Park train station.

Features include gas central heating, double glazed windows a retiled roof, off street parking for two cars on a recently paved driveway and a garage situated to the side.

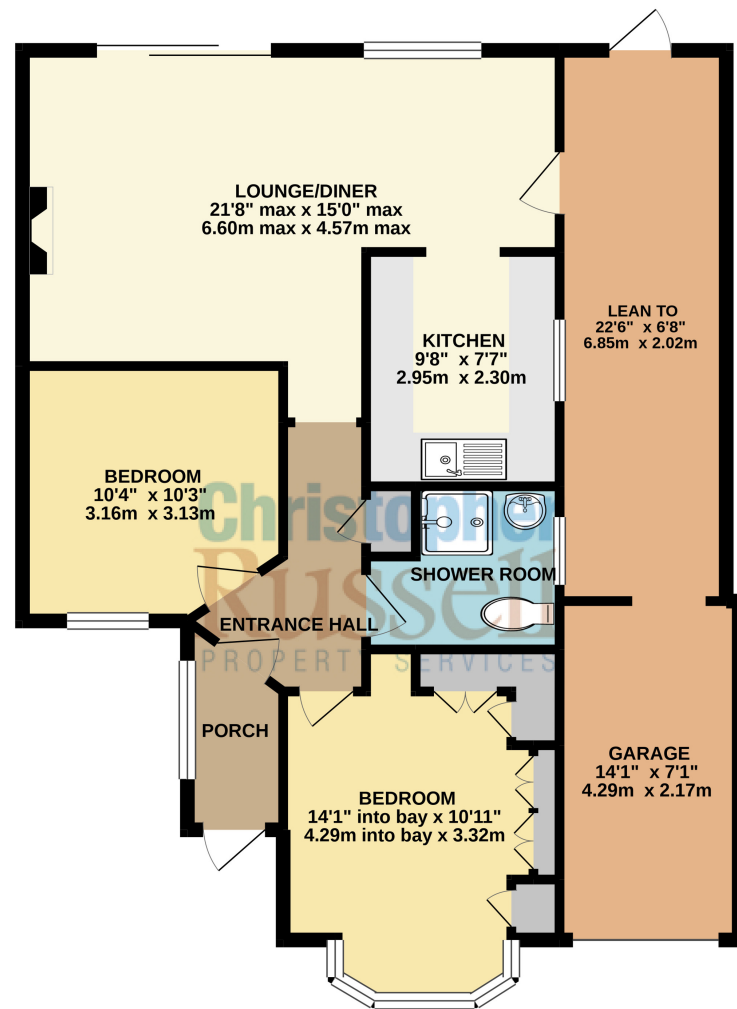
The loft has been fully boarded and would make an excellent loft room or could easily be converted, STPP to another bedroom with an ensuite or another two bedrooms.

The south facing rear garden features two patio area, one with an awning with views over Footscray Meadows and the other leading onto a lawn with a garden shed to the rear.

Council Tax Band D.



GROUND FLOOR  
933 sq.ft. (86.6 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.6 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	