



Guide Price £525,000

**Old Farm Avenue, Sidcup, Kent, DA15
8AW**

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £525,000 to £550,000.

A four-bedroom semi-detached chalet bungalow offered as end of chain, situated in a sought-after road within a short walk of Sidcup and New Eltham train stations, local shops, and other transport links.

Ideal for families or those looking to downsize, the property is also conveniently located within walking distance of Dulverton Primary School.

Presented in good decorative condition throughout, the home benefits from a modernised kitchen and shower room, as well as a recently installed gas combination boiler with a long warranty.

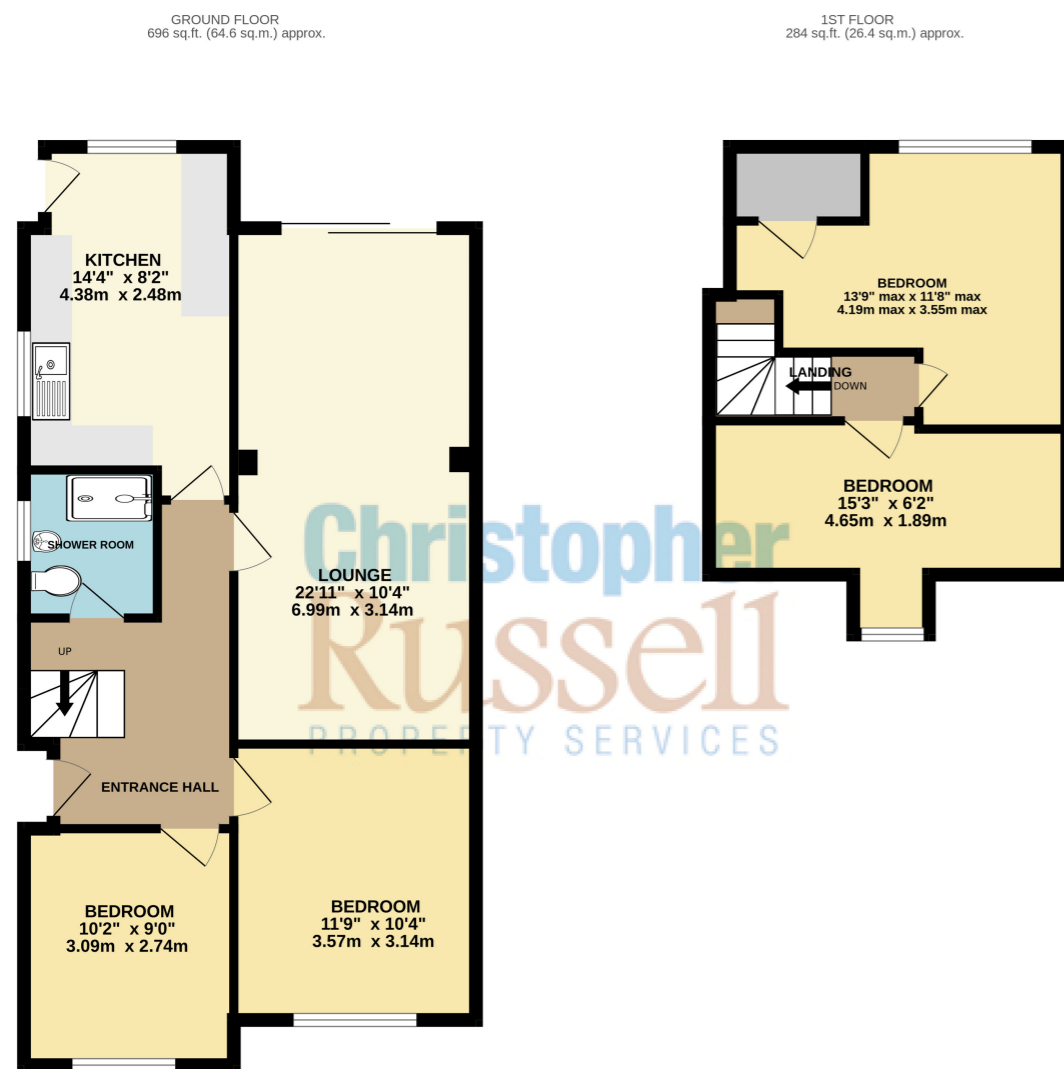
The accommodation comprises an entrance hall, an extended lounge/diner, a kitchen/breakfast room, two bedrooms, and a shower room to the ground floor.

To the first floor, there are two further bedrooms accessed via the landing.

Externally, the property offers off-street parking to the front for up to four cars and a level south-facing rear garden backing onto Old Farm Park.

The garden extends to approximately 90ft and offers potential for the construction of a garage at the rear, with access via a service road.

Council Tax Band D.



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		
(69-80)	C		
(55-68)	D	61	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	