



£400,000

Harcourt Avenue, Sidcup, Kent, DA15
9LH

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Beautifully presented two bedroom terraced house ideal for first time buyers, downsizers or buy to let investors.

The accommodation comprises; entrance hall, through lounge, modern fitted kitchen. Two bedrooms and modern family bathroom with shower over bath on the first floor.

To the rear is a low maintenance garden extending approximately 75 ft featuring an outbuilding complete with power ideal for working from home. There is off street parking to the front of the property.

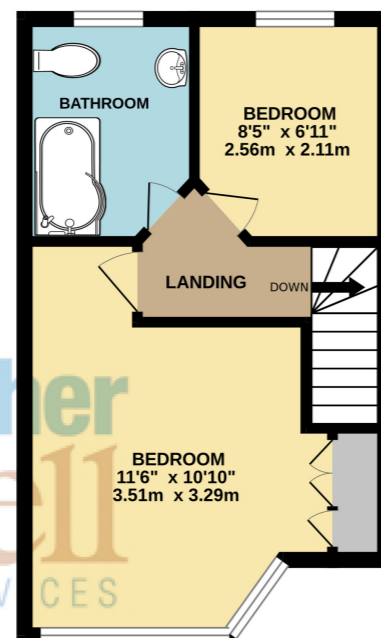
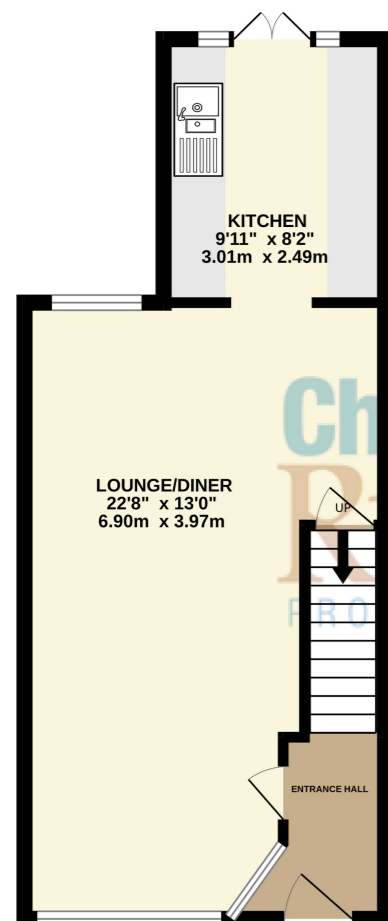
Location is excellent for Chislehurst & Sidcup Grammar School and Sherwood Park Primary School. The property is also equidistant to Albany Park Train Station and Sidcup Station with direct services into London Cannon Street, Charing Cross and London Bridge.

Council Tax Band C.



GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.

1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



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TOTAL FLOOR AREA : 664 sq.ft. (61.7 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+)	A		91
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC England, Scotland & Wales			