



Guide Price £625,000

Cavendish Avenue, Sidcup, Kent, DA15 9EA

Christopher Russell  
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £625,000 to £650,000.

A five bedroom semi detached chalet style house that has been a family home for over 60 years.

Situated in what is regarded as one of the most popular roads in Marlborough Park the property has been well maintained but does need modernisation and redecoration.

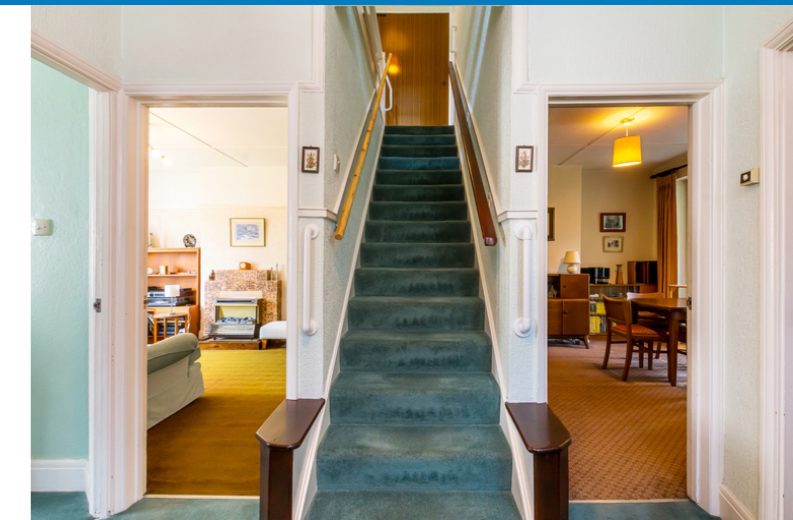
Offered with no onward chain the property gives someone a great opportunity to buy an extended family home and modernise it putting their own stamp on it.

The accommodation comprises, entrance hall, lounge, dining room and a breakfast room that is accessed from the dining room and kitchen, bedroom five that also can be used as a study/office from home and bathroom on the ground floor. On the first floor are four bedrooms and a shower room.

Outside there is a driveway that can provide off street parking and access to a good sized garage.

To the rear is an established South West facing rear garden extending approximately 60ft.

Council Tax Band F.



TOTAL FLOOR AREA : 1485 sq.ft. (137.9 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 is given 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+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	47	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	