



£725,000

Brooklands Avenue, Sidcup, Kent, DA15
7PJ

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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A beautifully presented double fronted five pane bay fronted semi-detached house situated in a sought-after location, very convenient for Sidcup and New Eltham train stations, Dulverton and Longlands Primary Schools and Chislehurst and Sidcup Grammar School.

Presented in excellent decorative condition the property has been exceptionally well maintained and comprises; spacious entrance hall, lounge, dining room with bi-fold doors leading to the rear garden, kitchen/breakfast room and shower room on the ground floor.

There is a large integral garage that has light and power which has the potential to be converted and knocked through to the kitchen/breakfast room to create a very spacious kitchen/diner family room.

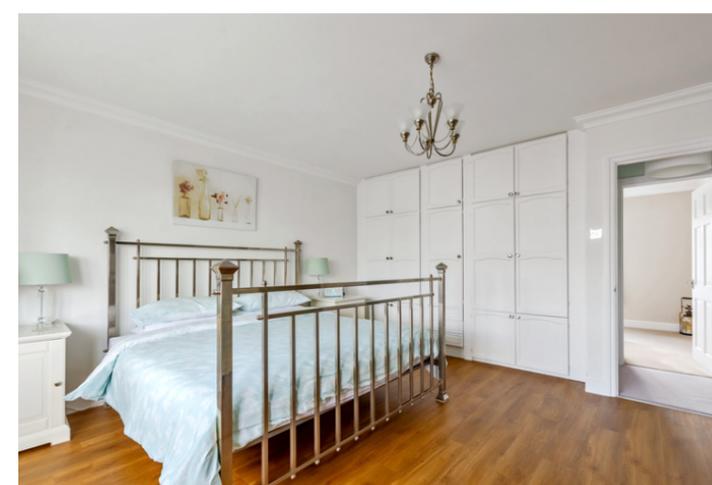
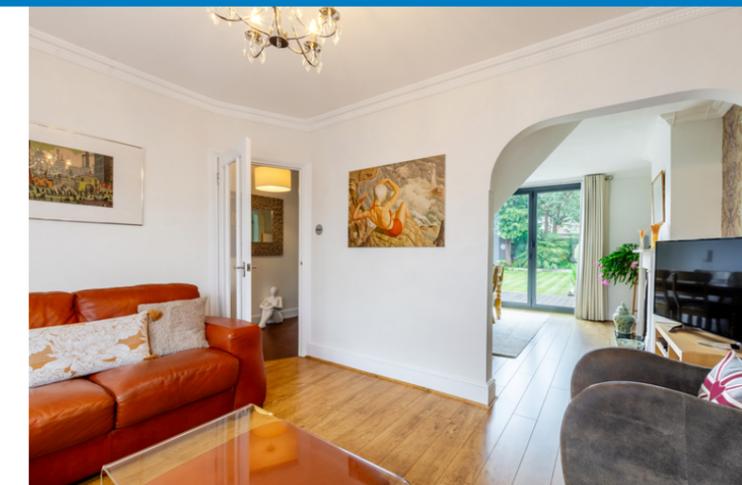
The first floor comprises three double bedrooms a good sized fourth bedroom and a family bathroom.

The property features, window shutters, security alarm system, part integrated kitchen a modern bathroom, and shower room.

Outside there is off street parking for several cars with access to a 16'2" x 10'10" garage.

To the rear is a landscaped South facing rear garden with patio, decked terrace, a lawn central to railway sleeper border and mature flower beds.

Council Tax Band E.



TOTAL FLOOR AREA: 1437 sq.ft. (133.5 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		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			