

**Guide Price £475,000**

**Sycamore Avenue, Sidcup, Kent, DA15  
8PL**

**Christopher  
Russell**  
PROPERTY SERVICES



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Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

**Christopher Russell Property Services**

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Guide Price £475,000 to £500,000.

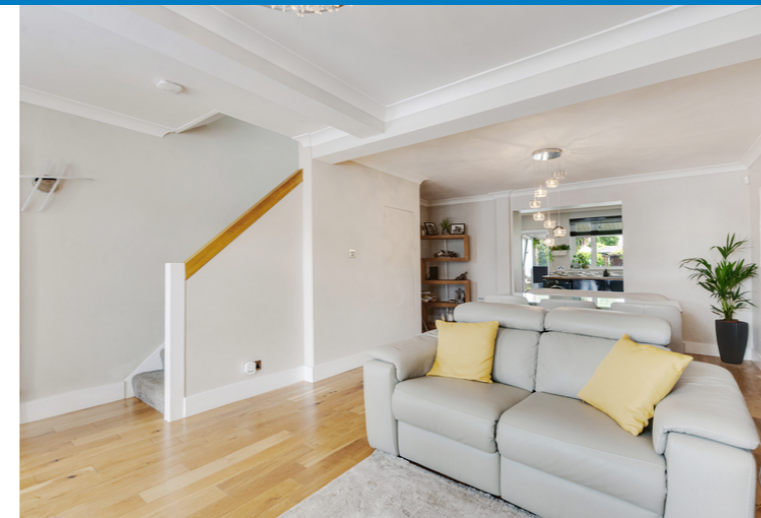
Three bedroom end of terrace house presented in excellent decorative condition situated in a convenient location for local transport facilities and Days Lane and Our Lady of the Rosary Primary Schools.

This extremely well presented home has been well maintained and is in excellent decorative condition.

The accommodation comprises; entrance hall, lounge, kitchen/breakfast room and a conservatory with bi-fold doors leading to the rear garden on the ground floor with three bedrooms and a family bathroom on the first floor.

Features include a modern fitted kitchen, contemporary bathroom suite, double glazing and gas central heating and a large summerhouse/garden room with a sauna room built in at the end of the rear garden.

Outside there is off street parking for two cars on the front driveway and a rear garden that extends approximately 80ft featuring a paved patio, lawn and garden room/summerhouse at the end of the garden.



TOTAL FLOOR AREA: 965 sq.ft. (89.6 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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