



Offers in Region of £525,000
Sherwood Park Avenue, Sidcup, Kent,
DA15 9HN



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

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Three bedroom end of terrace house situated in a sought after location within a short walk of The Oval shopping facilities with its excellent restaurants, coffee shops and shopping facilities.

Presented in good decorative condition the property features extended ground floor accommodation to comprise; entrance porch, hallway, large open planned though lounge/diner opening into a conservatory and an extended kitchen on the ground floor with three bedrooms and a family bathroom on the first floor.

This well maintained family home is presented in good decorative condition and features gas central heating, double glazing, fitted kitchen with some integrated appliances and a modernised bathroom suite.

Outside there is a lovely sized rear garden extending over 100ft with a large decked area and lawn. There is a detached garage at the end of the garden which is mainly used as a store.

To the front is a driveway that provides off street parking for two cars.

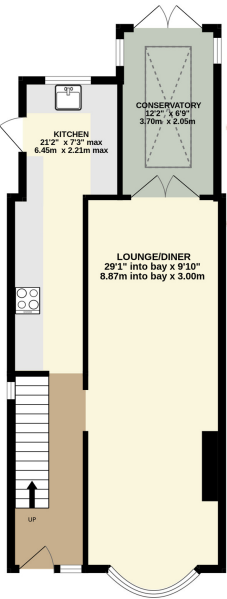
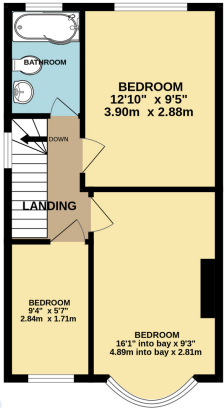
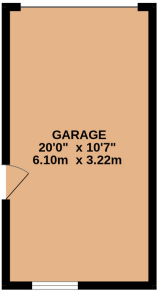
Council Tax Band D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



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TOTAL FLOOR AREA: 1174 sq.ft. (109.1 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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