



Guide Price £600,000
Harborough Avenue, Sidcup, Kent,
DA15 8HL

Christopher
Russell
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

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

Guide Price £600,000 to £625,000.

Four bedroom end of terrace house situated in a popular location convenient for Sidcup and New Eltham train stations, Chatsworth Infant, Burnt Oak, Holy Trinity Days Lane and Our Lady of the Rosary Primary Schools.

The property that was only extended approximately 12 years ago, combined with a full refurbishment.

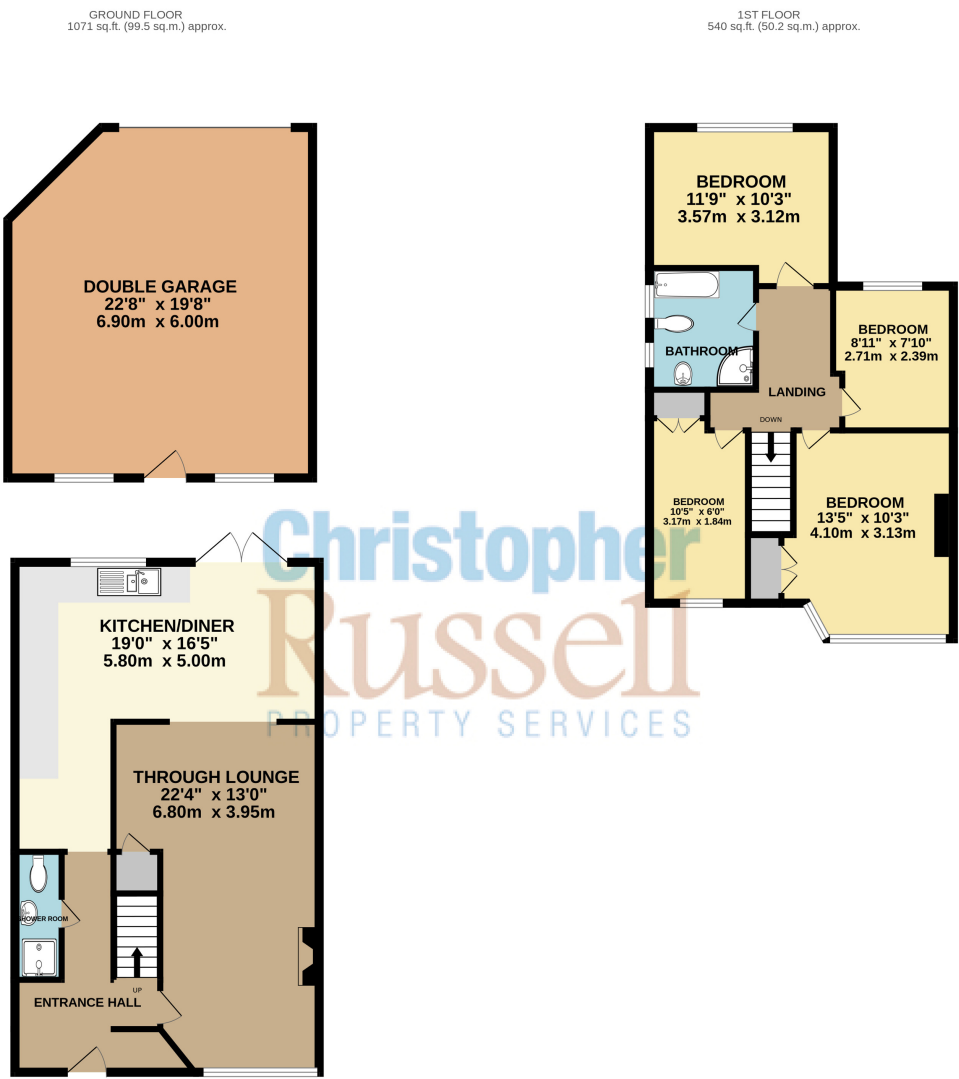
Presented the accommodation comprises an entrance hall, shower room with WC, through lounge and a full width kitchen/diner on the ground floor with four bedrooms and a family bathroom that features a bath and shower enclosure on the first floor.

Offered as end of chain, the property features a rendered finish with double glazing, gas central heating, recent upgrade of the electrical system with new roof when extended and modern kitchen and bathrooms.

Outside there is a driveway which provides off street parking for two cars with an EV Charge point.

The rear garden features a good sized patio, lawn and access to a double garage that is easily accessed from the service road to the side and rear.

Council Tax Band C.



TOTAL FLOOR AREA: 1611 sq.ft. (149.7 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		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		