



Guide Price £625,000

Rowley Avenue, Sidcup, Kent, DA15

9LF

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 extended end of terrace house in a popular and convenient location for Sidcup train station and other transport links, The Oval shopping parade and centrally located for good schools.

To the ground floor, the accommodation comprises a through lounge, separate dining room with bi-fold doors looking over the rear landscaped garden, a modern kitchen and bathroom.

To the first floor are four double bedrooms and a single and a bathroom.

Outside to the front is a recently installed driveway with off street parking for two cars. The rear garden extends to approximately sixty feet with a garage which has a newly installed roof and door.

The current owners have updated the property since taking ownership all new flooring upstairs and new tiled flooring in both bathrooms, a new boiler installed in 2020, an alarm system, a new fuse box and new internal shutters/blinds on the windows throughout the property which are included in the sale.

Council Tax Band E.



TOTAL FLOOR AREA : 1596 sq.ft. (148.3 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	44	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	