



Offers in Excess of £510,000

Oaklands Avenue, Sidcup, Kent, DA15 8NB

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

Christopher Russell Property Services

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

Extremely well presented, heavily extended, three bedroom mid terraced house situated in a popular location within walking distance to Sidcup train station and a number of Primary and Secondary schools.

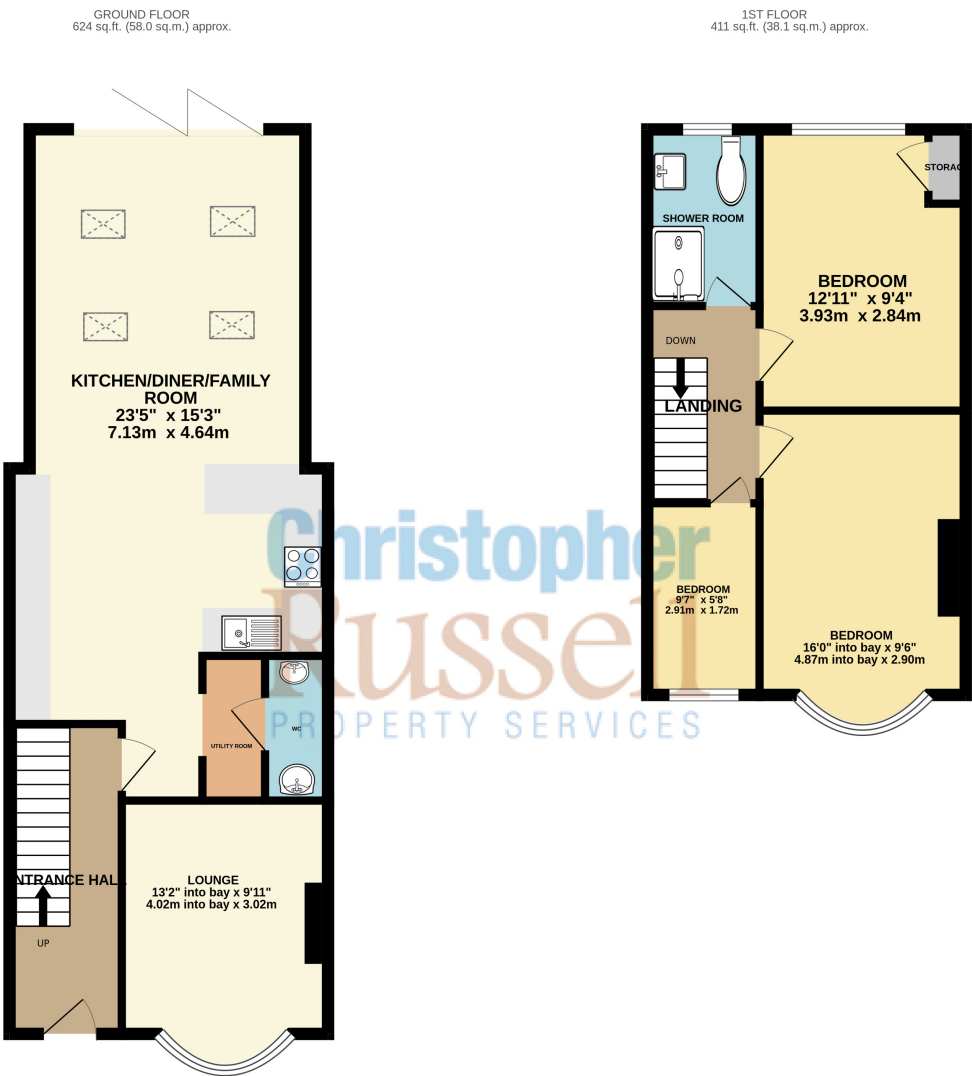
Having been finished to a good standard throughout the property currently comprises a lounge/snug room and a large 6m rear extension with a utility room, WC and a large modern fitted kitchen/diner/family room with bi fold doors leading to the rear garden.

Upstairs there are two good sized double bedrooms, a single bedroom and a family bathroom.

The rear garden features a composite decked area with a sunken hot tub leading onto a lawn area.

There is off street parking to the front for a couple of cars.

Council Tax Band D.



TOTAL FLOOR AREA : 1035 sq.ft. (96.2 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		
(92-100) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		