

Guide Price £625,000

Old Farm Avenue, Sidcup, Kent, DA15
8AP

**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

Guide Price £625,000 to £650,000.

Well maintained three bedroom semi-detached house in a popular and convenient location which is ideal for Sidcup and New Eltham Train Stations and Dulverton Primary School.

The property is in need of modernisation yet offers a huge amount of potential to extend and modernise.

Offering generous living accommodation comprising entrance hall, spacious through lounge, separate breakfast room, conservatory and cloakroom w.c on the ground floor with three bedrooms and a family bathroom on the first floor.

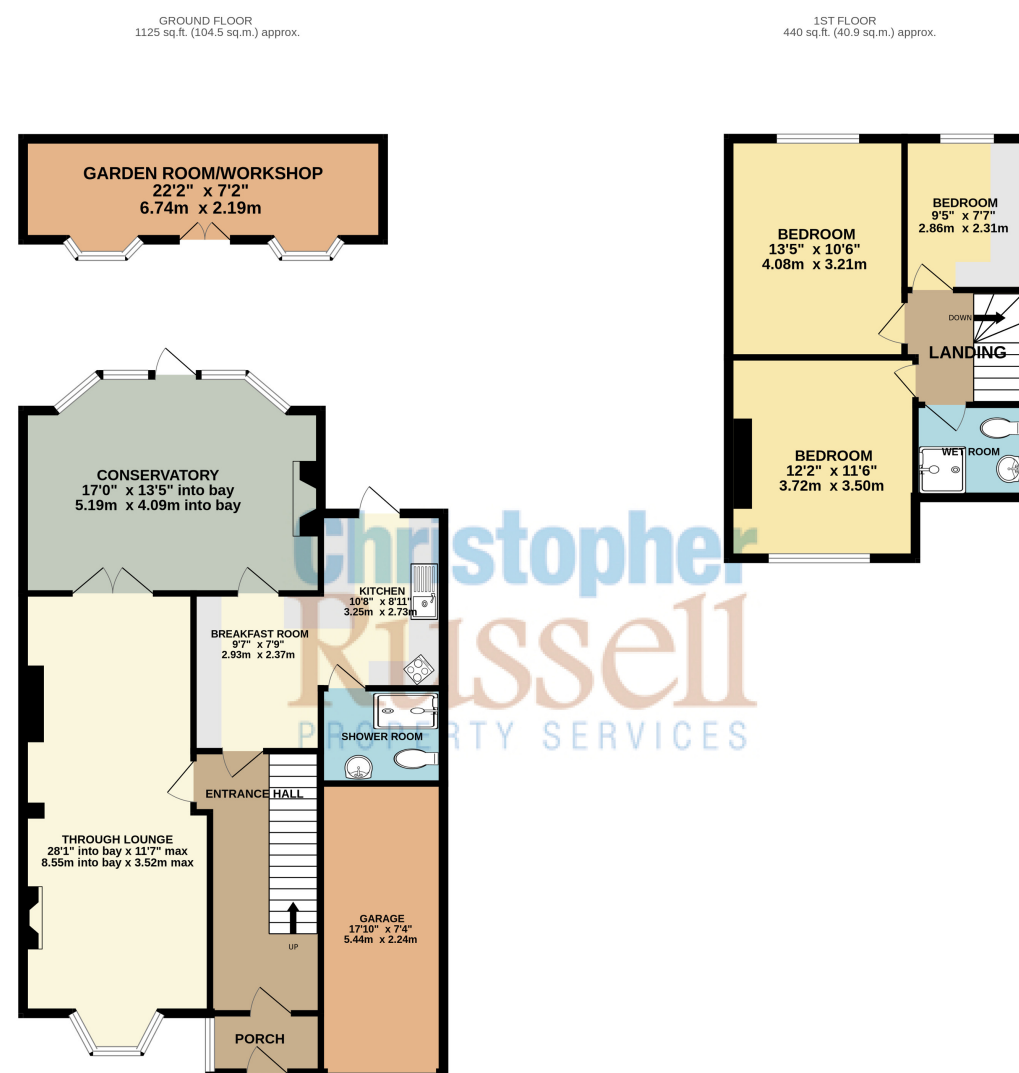
Outside there is a front driveway providing off street parking for two/three cars and access to a large integral garage.

There is a very well maintained and established rear garden which contains a garden room/workshop.

Council Tax Band E.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			



TOTAL FLOOR AREA : 1565 sq.ft. (145.4 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.
 Made with Metropix ©2024