



Guide Price £475,000

**Pinewood Avenue, Sidcup, Kent, DA15
8BB**

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £475,000 to £495,000.

Three bedroom extended end terrace house that is offered as end of chain in need of modernisation and redecoration.

The property is situated in an extremely popular tree lined avenue which is a short walk to either Sidcup or New Eltham Train stations and several excellent primary schools and Chislehurst and Sidcup Grammar School.

With a lot of potential to extend additionally to the rear, side and into the loft space stpp.

The accommodation comprises; entrance hall, shower room with WC, lounge, dining room that is open planned to the kitchen and another good sized reception room on the ground floor with three bedrooms and a family bathroom on the first floor.

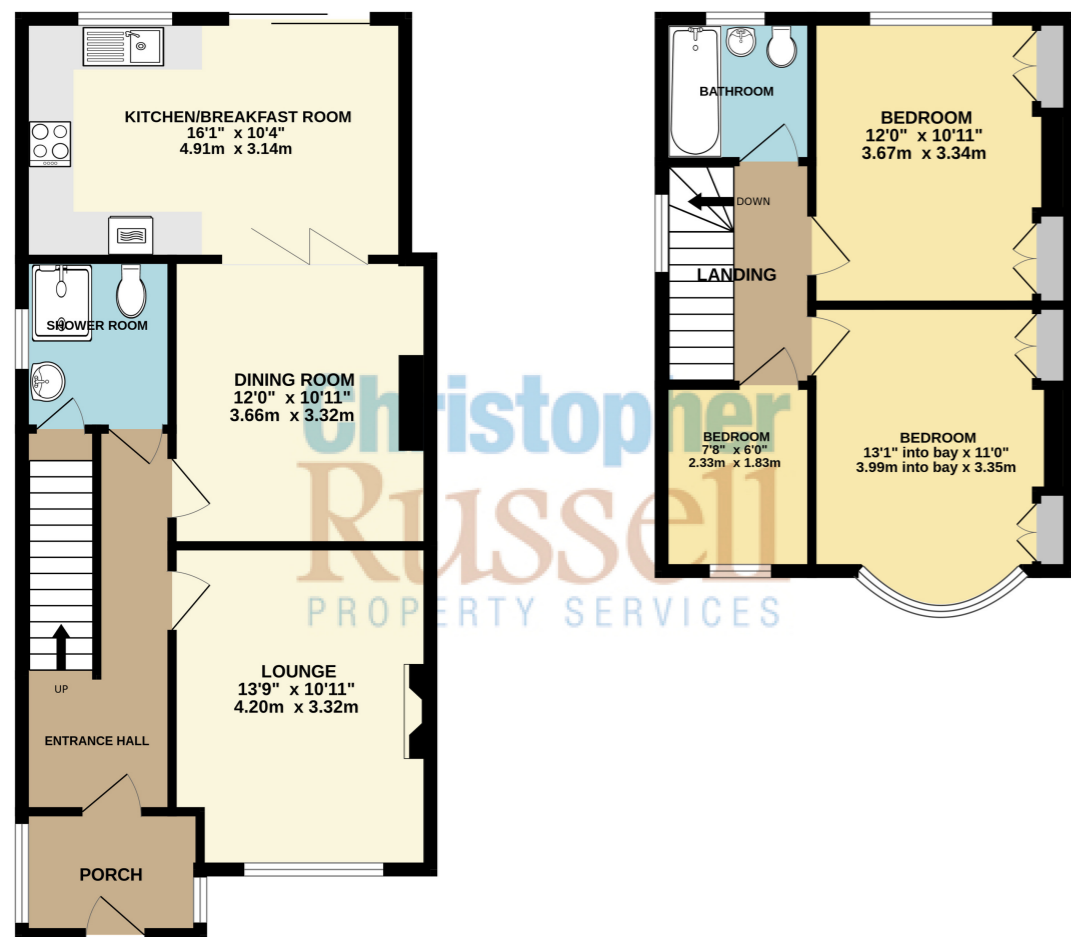
Outside there is off street parking for two cars on the front driveway and a well maintained and established South facing rear garden extending approximately 100ft with a single garage and parking space .at the end of the garden that is accessed from a rear service road.

Council Tax Band D.



GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



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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		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	