



£425,000

Rosebery Avenue, Sidcup, Kent, DA15
8HZ

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Three bedroom extended terrace house offered with no onward chain.

Situated in a popular location very convenient for Days Lane and Our Lady of the Rosary Primary Schools, local shopping and transport facilities providing access to New Eltham and Sidcup Train Stations.

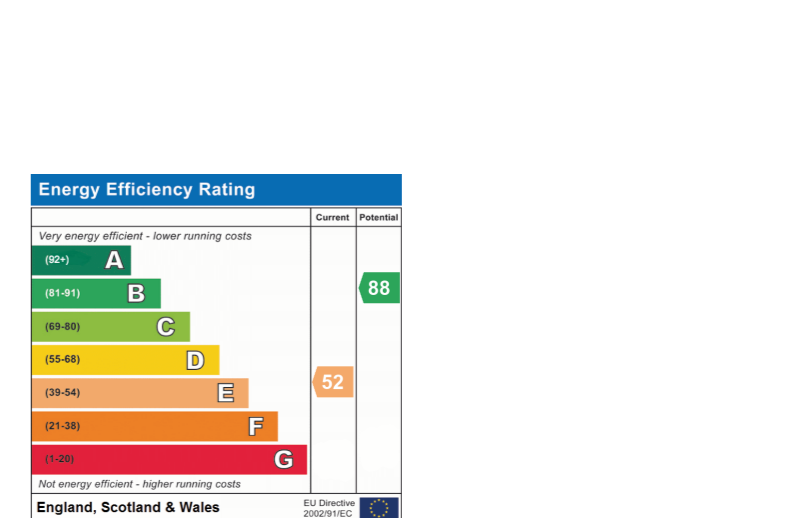
The accommodation comprises, entrance hall, through lounge/diner, large kitchen/breakfast room on the ground floor with three bedrooms and a family bathroom on the first floor.

The property features, gas central heating, double glazing, fitted kitchen and a modern bathroom suite.

Outside there are front and rear gardens.

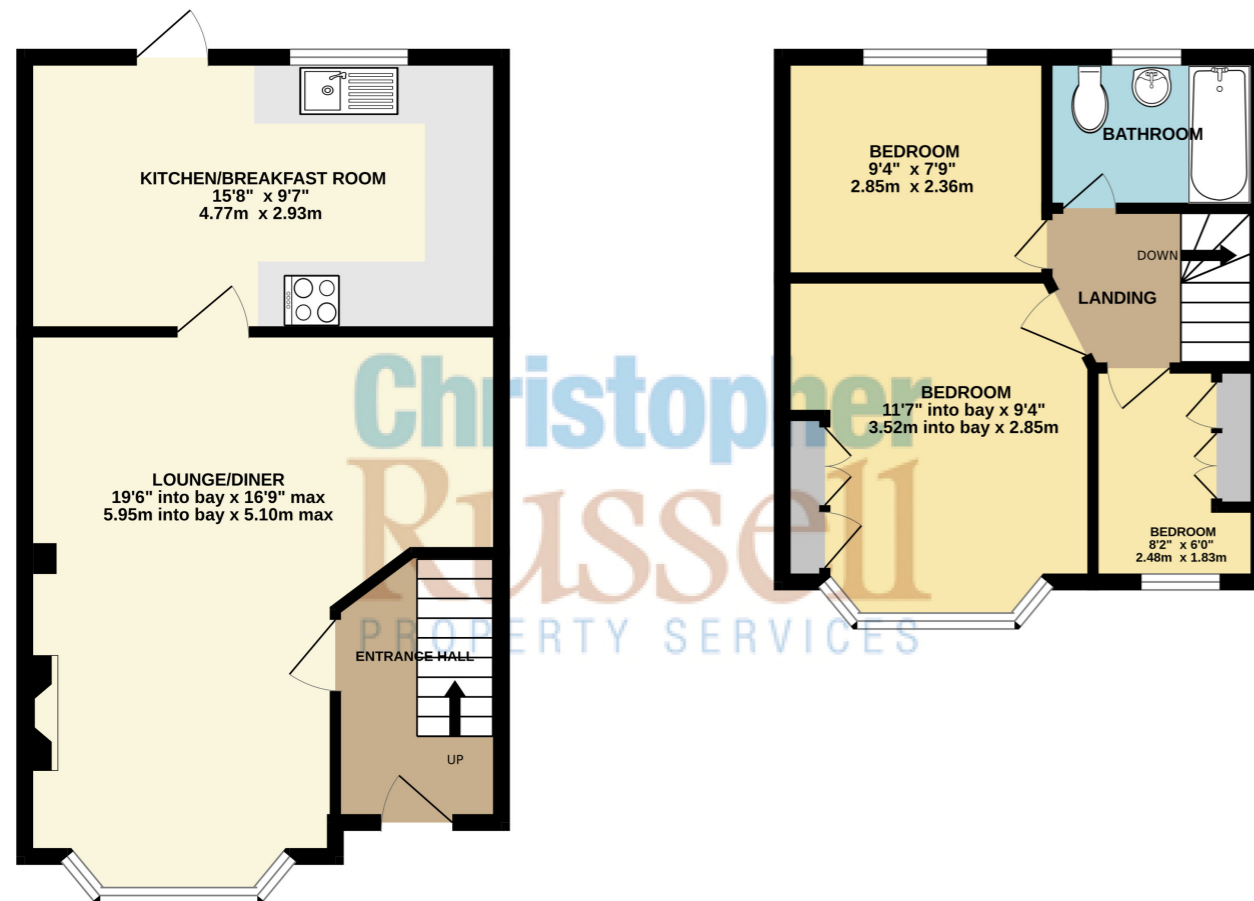
The rear garden extends approximately 70ft featuring a paved patio, lawn and range of established shrubs.

Council Tax Band D.



GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.

1ST FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA: 782 sq.ft. (72.6 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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