



Guide Price £410,000
Portland Avenue, Sidcup, Kent, DA15 9HA



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Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Guide Price £410,000 to £430,000.

Open day, this Saturday, 19th July.

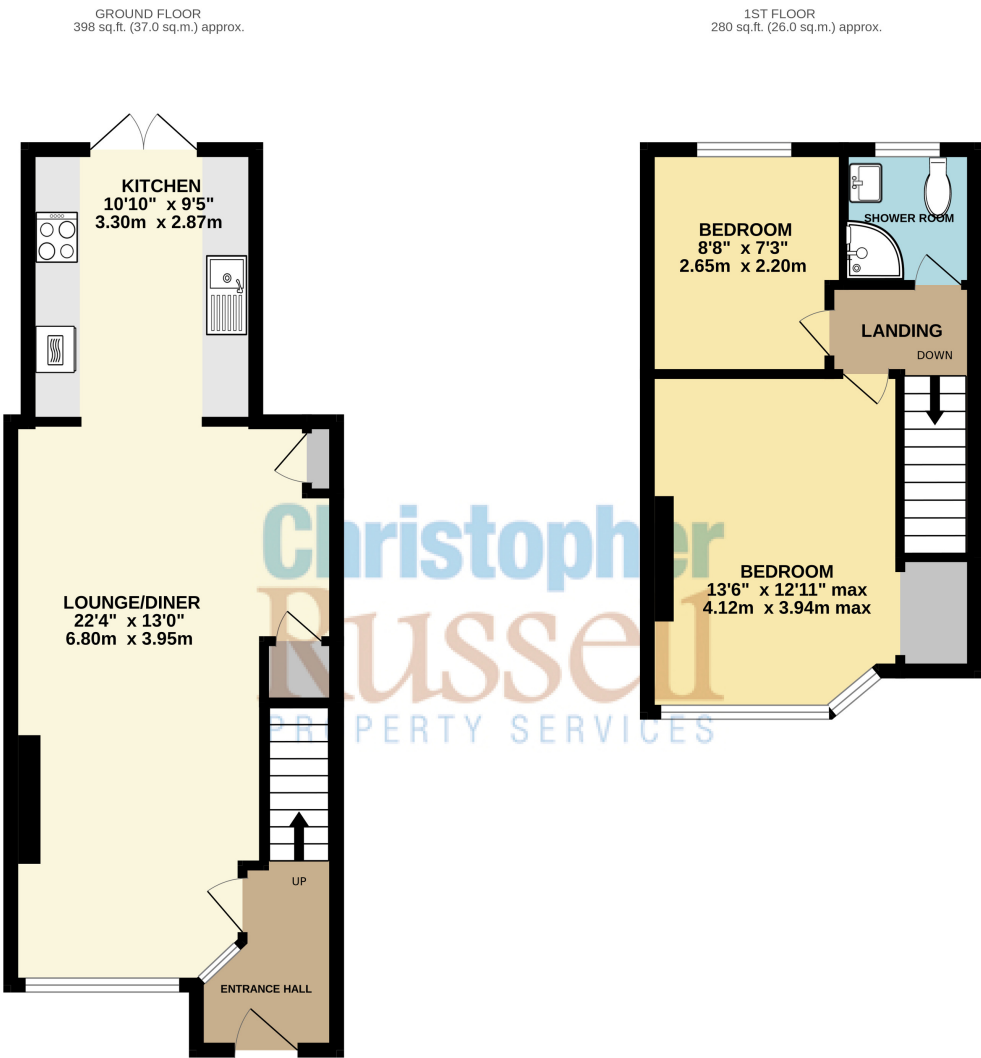
Extended two bedroom terraced house situated in a sought after location, convenient for The Oval shopping parade, local transport links and good local schools.

The property comprises, to the ground floor, entrance porch, large through lounge/dining room and modern kitchen with fitted appliances and doors leading to the rear garden.

Upstairs there are two bedrooms and a contemporary shower room.

There is off street parking to the front. The rear garden is mainly laid to lawn.

Council Tax Band D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(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		

TOTAL FLOOR AREA : 678 sq.ft. (63.0 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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