



**Guide Price £575,000**  
**Dorchester Avenue, Bexley, Kent, DA5**  
**3AH**

**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.

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**Christopher Russell Property Services**

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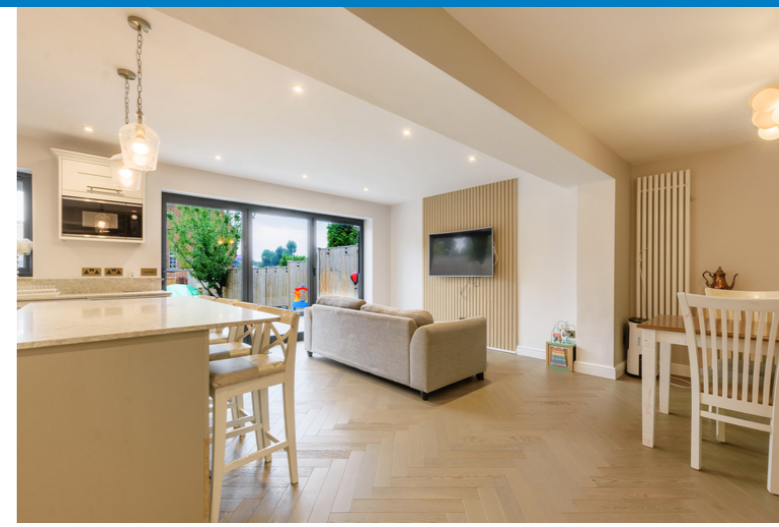
Guide Price £575,000 to £600,000

Stunning three bedroom extended terrace property, modernised to a high standard by the current owners and situated in a popular location very convenient for Albany Park train station, Hurst Primary and Chislehurst and Sidcup Grammar Schools.

In addition to the bedrooms, the property features a lounge, a large open planned kitchen/diner/family room, a garage and a ground floor WC.

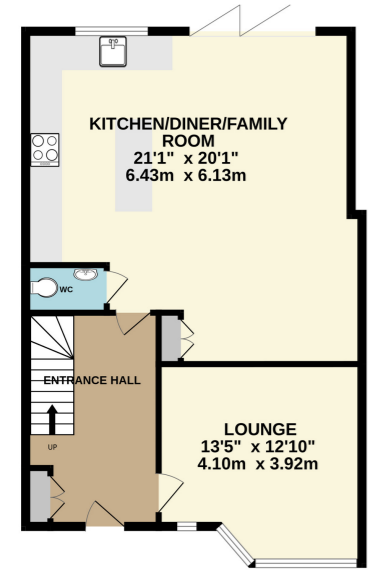
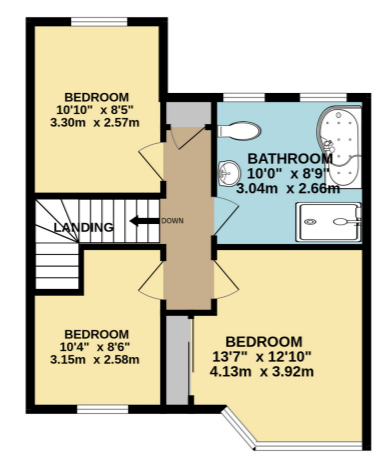
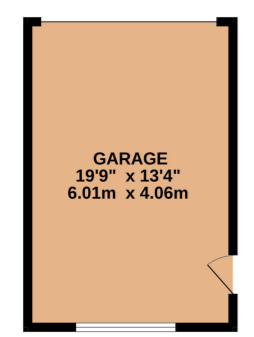
Outside there is off street parking for two cars and a rear garden that has been exceptionally well maintained. The access to the garage is at the rear of the garden.

Council Tax Band E.



GROUND FLOOR  
966 sq.ft. (89.7 sq.m.) approx.

1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1465 sq.ft. (136.1 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+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			