



Offers in Excess of £460,000
Rosebery Avenue, Sidcup, Kent, DA15
8HZ



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Christopher Russell Property Services

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Beautifully presented extended three bedroom terraced property which has been recently renovated throughout to a very high standard.

Situated in a prime location for Days Lane and Our Lady of the Rosary Primary Schools and excellent local transport facilities providing access to Sidcup and New Eltham train stations.

The property comprises porch, separate lounge and stunning open plan family room with underfloor heating and modern fitted kitchen overlooking the rear garden. Upstairs there are three bedrooms and recently renovated modern fitted bathroom.

Other benefits include double glazing, gas central heating and bespoke shutters.

To the front there is off street parking and the rear garden extends approx. 70 ft featuring artificial grass.

Council Tax Band D.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



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TOTAL FLOOR AREA: 835 sq.ft. (77.6 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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