



**Guide Price £575,000**

**Rowley Avenue, Sidcup, Kent, DA15**

**9LE**

**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.

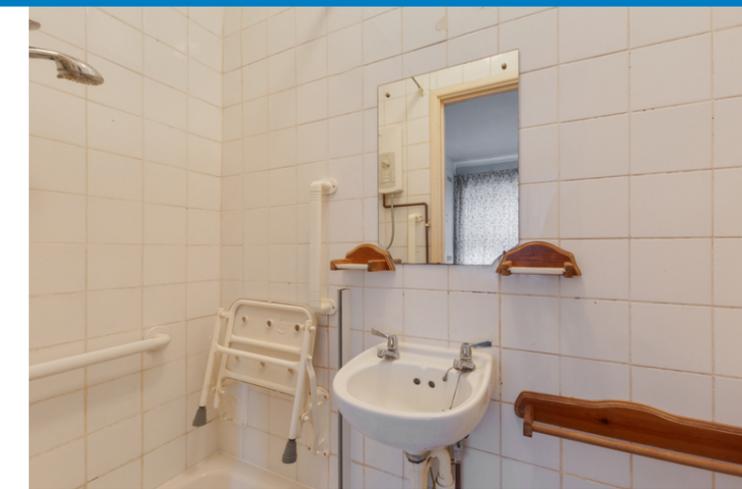
A four-bedroom semi-detached bungalow offering spacious and versatile accommodation, with further potential to extend into the loft space (subject to the usual planning consents).

Offered with no onward chain, the property is conveniently located for local shopping facilities and transport links. The accommodation comprises an L-shaped entrance hall, through lounge, kitchen/diner, four bedrooms, two en-suite shower rooms and a separate family bathroom.

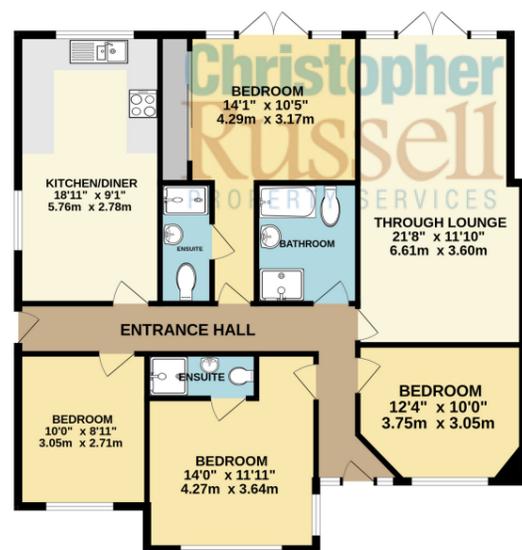
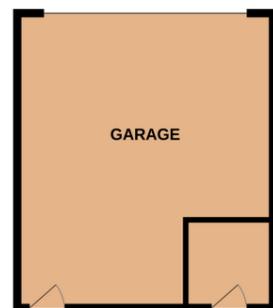
Externally, there is ample off-street parking to the front and a large detached double garage positioned at the rear of the garden. The property enjoys a particularly attractive outlook overlooking Penhill Park.

Council Tax Band E.

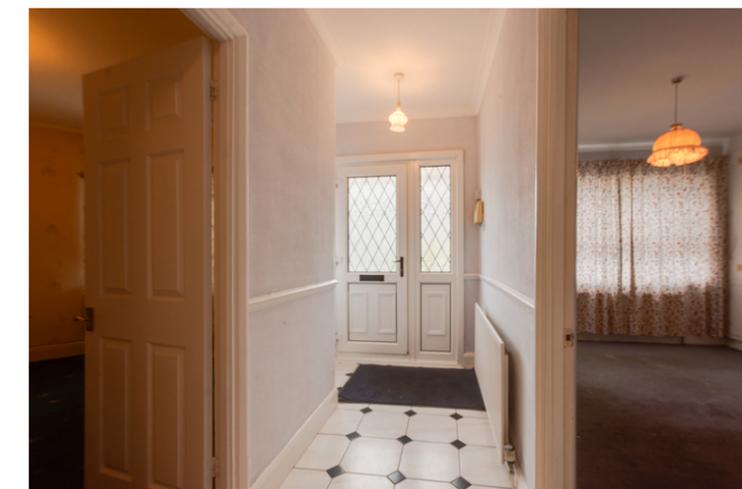
Agents Note: Material Information is available online as brochure 2 below.



GROUND FLOOR  
1581 sq.ft. (146.9 sq.m.) approx.



TOTAL FLOOR AREA : 1581 sq.ft. (146.9 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>		
(69-80)	<b>C</b>	71	78
(55-68)	<b>D</b>		
(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	