



£525,000
Dene Avenue, Sidcup, Kent, DA15 9LD

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Rare opportunity to purchase a three-bedroom semi-detached house situated on a wider than average plot in a highly sought-after cul-de-sac, offering significant potential to refurbish and extend into a substantially larger family home.

Many of the properties in Dene Avenue have been extended to include full-width double-storey extensions, highlighting the excellent development potential on offer.

The property is ideally located for Sidcup train station, as well as a range of highly regarded primary, secondary and grammar schools, making it an excellent choice for families and commuters alike.

Offered to the market with no onward chain, the accommodation currently comprises an entrance hall, lounge, kitchen and bathroom on the ground floor, with three bedrooms on the first floor.

Externally, there is a driveway providing off-street parking to the front and access to a detached garage.

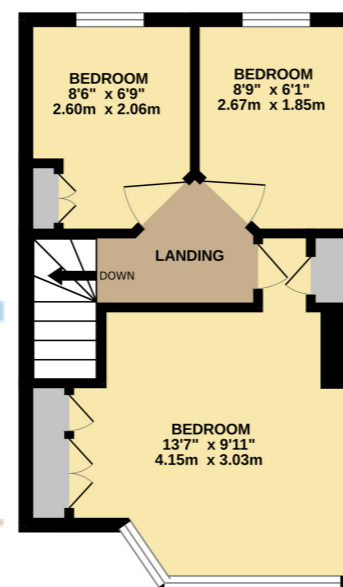
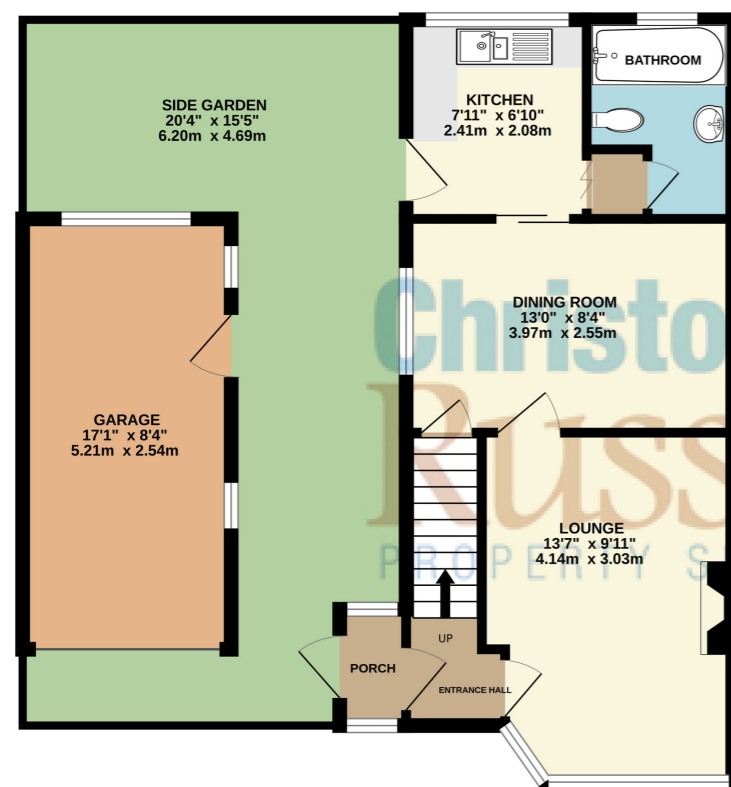
The secluded rear garden extends to approximately 100ft, providing excellent outdoor space and further potential.

Council Tax Band D.



GROUND FLOOR
543 sq.ft. (50.5 sq.m.) approx.

1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



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TOTAL FLOOR AREA : 825 sq.ft. (76.7 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			