



**Guide Price £395,000**  
**Rowley Avenue, Sidcup, Kent, DA15**  
**9LF**

**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.

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

**Christopher Russell Property Services**

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Guide Price From £395,000 to £405,000.

EXTENDED two bedroom terrace house presented in excellent decorative condition situated in a popular and convenient location for Sidcup train station, The oval shopping parade and other local transport links.

The accommodation comprises, entrance lobby, open planned lounge/dining room, spacious kitchen extension on the ground floor with two bedrooms and a bathroom on the first floor.

The property features gas central heating, double glazing, modern recently fitted and part integrated kitchen and a recently modernised bathroom.

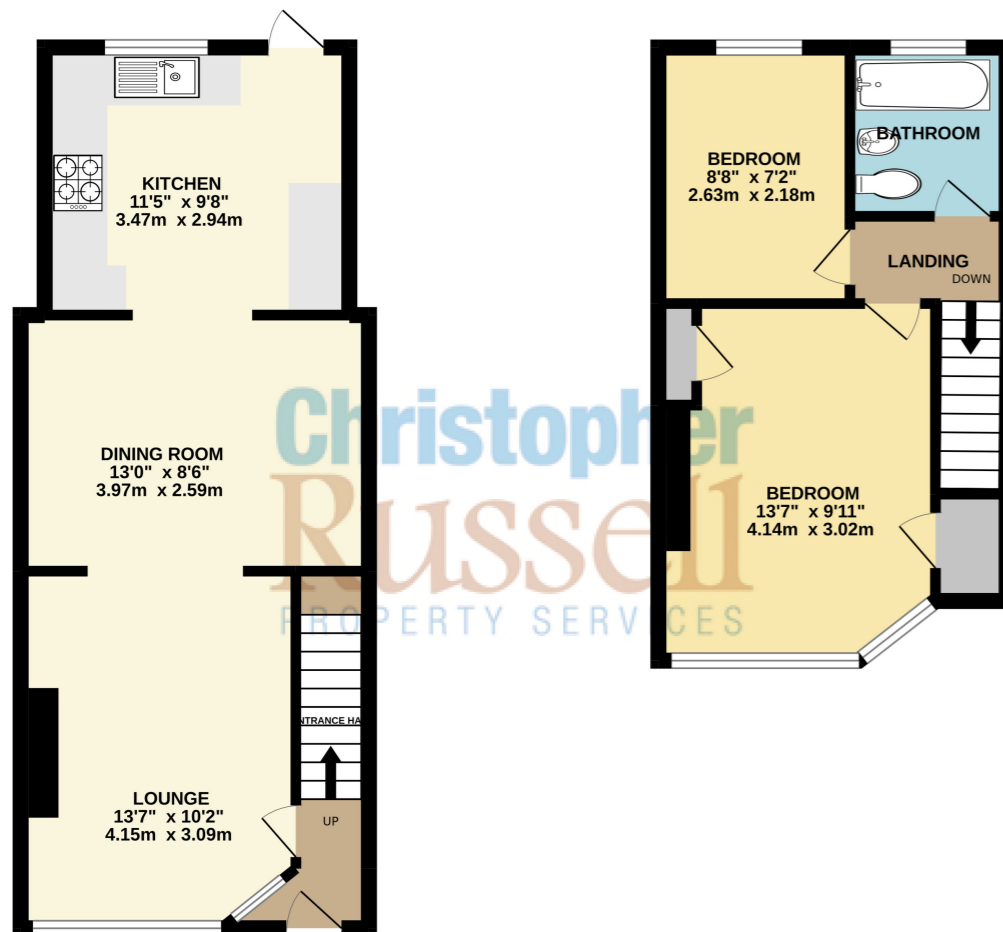
There is off street parking on the front driveway and a rear garden that extends approximately 70ft featuring a patio and lawn with access onto Penhill Park.

Council Tax Band D.



GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.

1ST FLOOR  
276 sq.ft. (25.7 sq.m.) approx.



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TOTAL FLOOR AREA : 671 sq.ft. (62.4 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 is given 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>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	