



Guide Price From £475,000

Beverley Avenue, Sidcup, Kent, DA15 8HE

Christopher Russell
PROPERTY SERVICES



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Guide Price From £475,000 to £500,000.

Beautifully presented three bedroom round bay fronted terrace house which has been subject to a considerable amount of modernisation.

Situated in a very popular residential road just over half a mile from Sidcup train station, this exceptional home comprises; entrance hall, open planned through lounge/diner with bi-fold doors to the rear garden and modern integrated kitchen semi open planned to the dining area on the ground floor.

On the first floor there are three bedrooms and a family bathroom.

The property offers great potential to extend the ground floor accommodation and also a loft conversion STPP.

The property features modern kitchen and bathroom, double glazed windows and doors, gas central heating and window shutters where fitted.

Outside the South facing rear garden extends approximately 80ft with a fantastic Summerhouse/Garden Room.

To the front is a driveway which provides off street parking for up to two cars.

Council Tax Band D.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 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		87
(81-91)	B		
(69-80)	C		65
(55-68)	D	65	
(39-54)	E		
(21-38)	F		G
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	