



Guide Price £425,000
Sherwood Park Avenue, Sidcup, Kent,
DA15 9JL

**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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Guide Price From £425,000 to £450,000

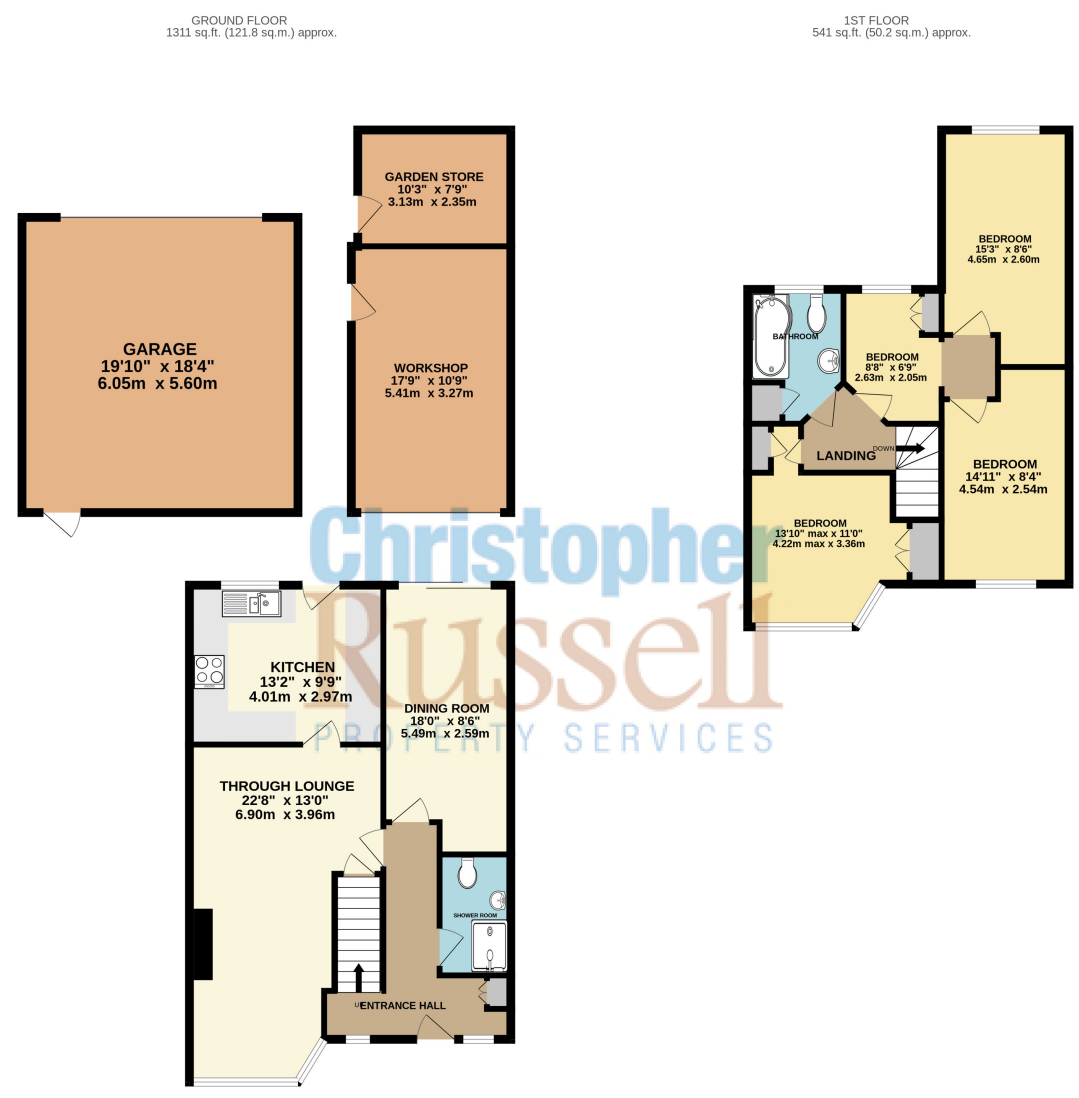
Four bedroom end terrace house situated in a popular location in need of modernisation and redecoration.

This subtended home has great potential and has been extended to the side and rear to comprise four bedrooms and a family bathroom on the first floor. The ground floor comprises a though lounge, separate spacious dining room, kitchen and shower room.

The rear garden is South/West facing that backs onto Penhill Park. At the end of the garden is a detached garage that also has a workshop with garden store behind.

There is a driveway at the front providing off street parking.

Council Tax Band E.



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TOTAL FLOOR AREA : 1851 sq.ft. (172.0 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		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			