

Offers in Region of £925,000
Rowanwood Avenue, Sidcup, Kent,
DA15 8WL

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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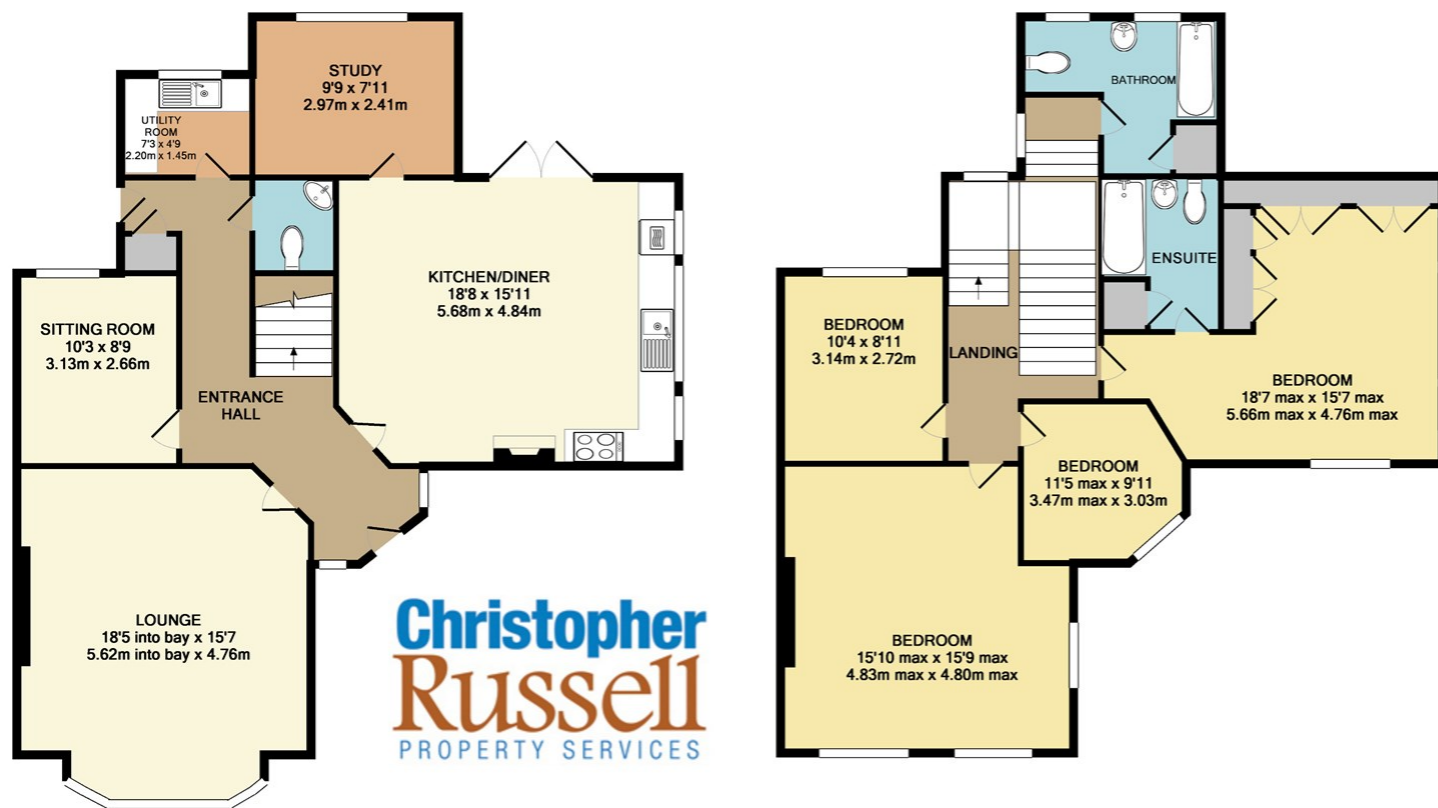
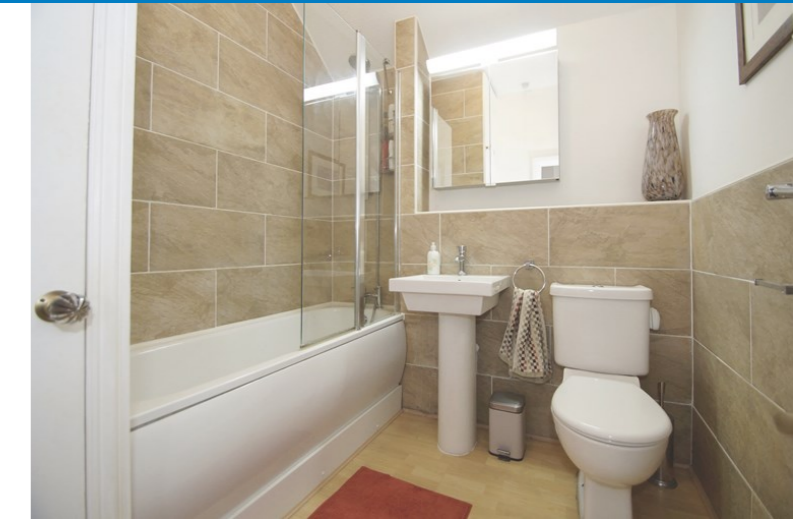
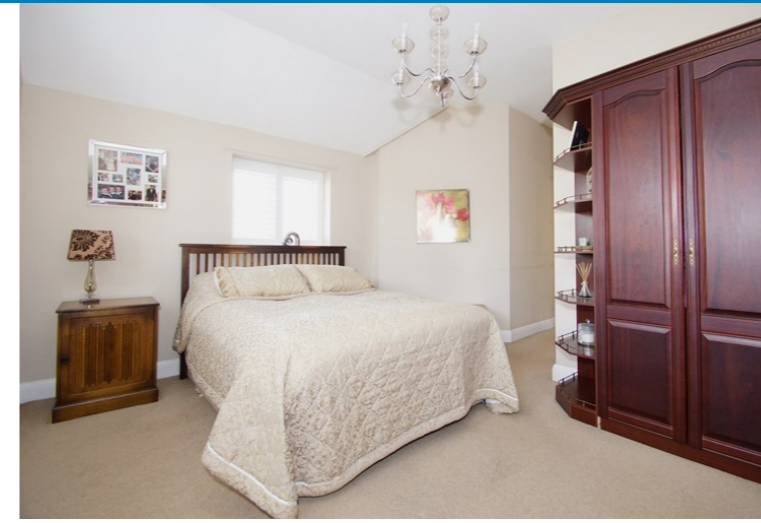
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Superb four bedroom Edwardian semi detached house on a wider than average plot situated in The Hollies within easy walking distance of The Hollies Countryside Club with a swimming pool, gymnasium and tennis courts and other facilities exclusively for the use of Hollies residents.

Modernised and finished to a very high standard the property is presented in excellent decorative condition.

Features include a en-suite bathroom to the master bedroom, modern kitchen open to the dining area, large lounge and south facing rear garden.

There is off street parking for two cars and access to a double garage.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	58
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			