



Guide Price £415,000
Sherwood Park Avenue, Sidcup, Kent,
DA15 9JJ

Christopher
Russell
 PROPERTY SERVICES



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

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Guide Price £415,000 to £425,000.

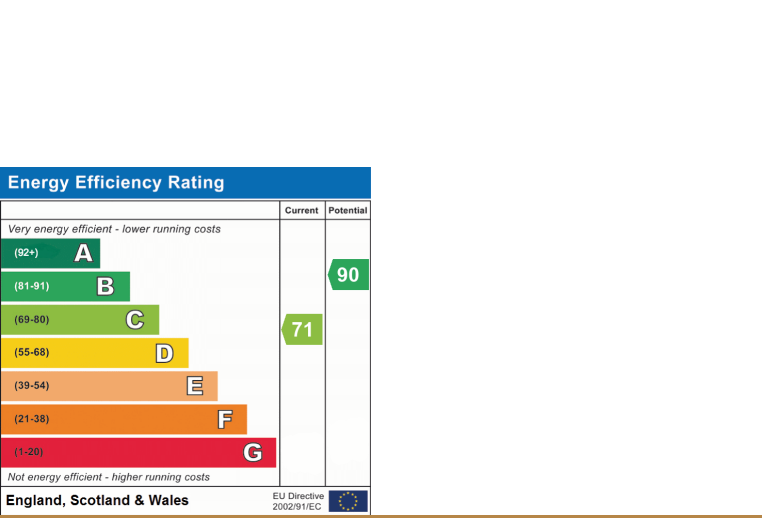
Stunning extended and remodelled two bedroom house situated under one mile to Sidcup train station.

This exceptionally well presented property which features a ground floor extension has also been remodelled to create a larger than average lounge and an open planned kitchen/diner on the ground floor with a larger than average first floor landing leading into two bedrooms and a feature bathroom.

Modernised throughout the property features a modern fitted kitchen, modern bathroom suite, a retiled roof, gas central heating, double glazing and oak wood flooring to the ground floor.

Outside there is off street parking on the front driveway and a South facing rear garden which extends approximately 80ft that backs onto Penhill Park. The garden features a good sized deck patio and lawn with a detached garage to the end of the garden.

Council Tax Band C.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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	90
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	71
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		