



Guide Price From £525,000
Harcourt Avenue, Sidcup, Kent, DA15
9LN

Christopher
Russell
PROPERTY SERVICES



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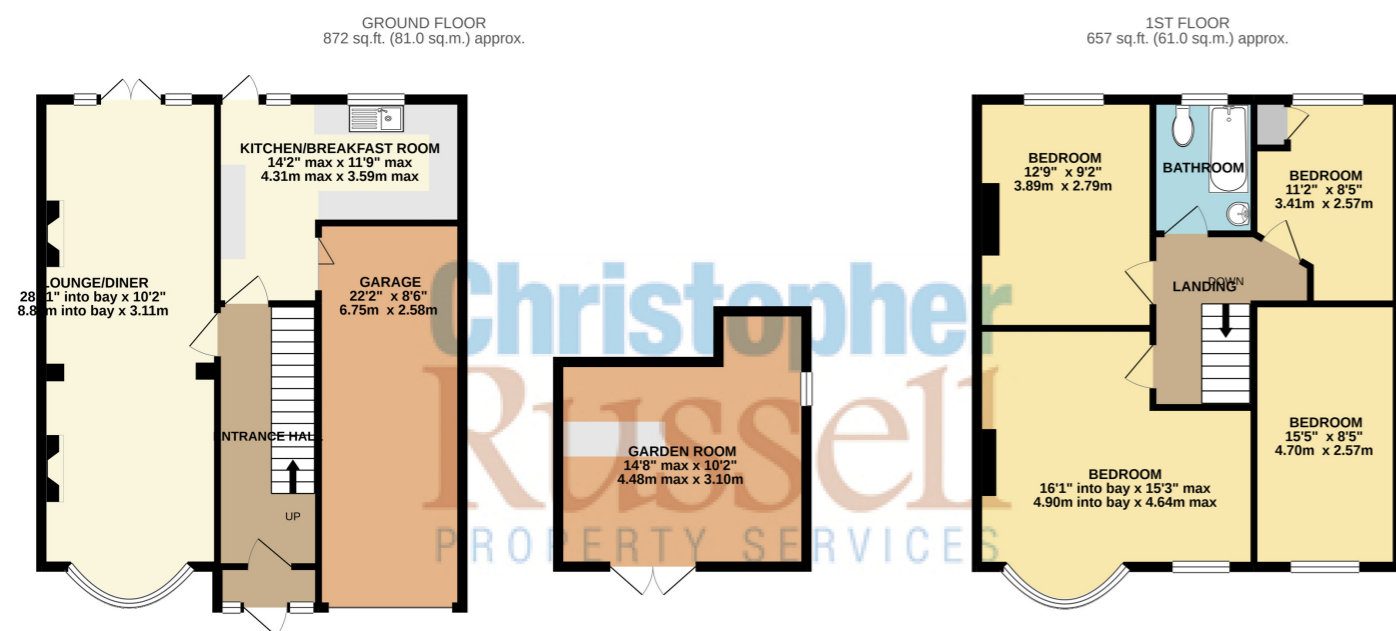
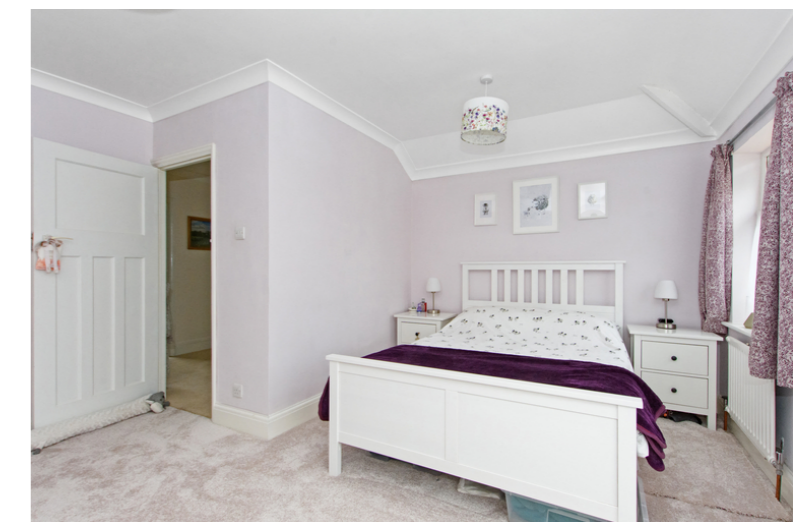
Guide Price From £525,000 to £550,000.

Four bedroom round bay fronted extended end terrace house that has been carefully modernised to a good standard situated in a sought after and convenient location for Albany Park Train Station, excellent schools and local shopping facilities.

This exceptionally well presented property that has even more potential to extend to the rear and also to convert the garage into living space currently comprises; entrance hall, spacious open planned through lounge/diner, kitchen/breakfast room on the ground floor with four bedrooms, three that are double bedrooms and a family bathroom on the first floor.

Presented in excellent decorative condition throughout, the property features a modern fitted kitchen, modern bathroom suite, gas central heating and double glazing, off street parking, integral garage a south facing garden that backs onto open parkland and a recently built garden room that is being used a bar.

The garden has been well planted and has an a vegetable plot to the rear of the garden.



TOTAL FLOOR AREA: 1529 sq.ft. (142.1 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			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	