



Guide Price £385,000
Harcourt Avenue, Sidcup, Kent, DA15 9LN



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

Guide Price From £385,000 to £400,000

Extended two bedroom terrace house situated in a popular location for first time buyers with a South West facing rear garden that backs onto Penhill Park.

Presented in good decorative condition the properties accommodation comprises; entrance hall, through lounge/diner, extended kitchen and separate WC on the ground floor with two bedrooms and a bathroom on the first floor.

Featuring a modern fitted kitchen with some integrated appliances, modern bathroom suite, gas central heating and double glazing.

Outside there is off street parking on the front driveway. The rear garden extends approximately 80ft.

There is a good sized garage at the end of the garden and both pedestrian and vehicular access the rear.

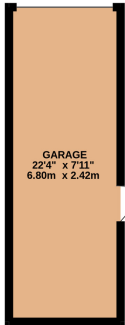
Council Tax Band C.

Agents Note: Under the Estate Agents Act 1979 we must disclose that there is a personal interest in the sale of this property linked to a member of our staff.

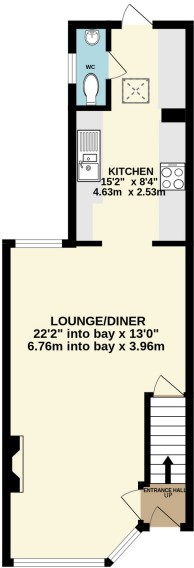
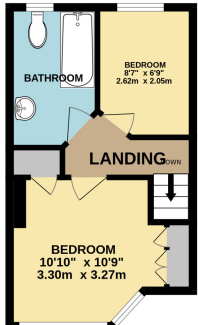


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
277 sq.ft. (25.7 sq.m.) approx.



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PROPERTY SERVICES

TOTAL FLOOR AREA : 855 sq.ft. (79.4 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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