



**Guide Price £525,000**  
**Beverley Avenue, Sidcup, Kent, DA15**  
**8HE**

**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.

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

Guide Price £525,000 to £550,000.

Beautifully presented and modernised four bedroom round bay fronted terrace house, situated in a sought after location convenient for Days Lane and Our Lady Primary Schools, local transport links servicing Sidcup and New Eltham train stations and The Oval Shopping Facilities with its excellent Coffee Shops and Restaurants.

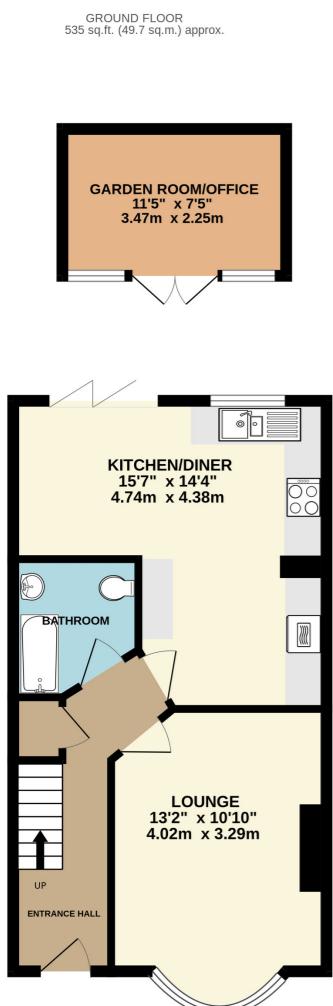
Presented in excellent decorative condition the property features a recently modernised kitchen/diner with the works all completed in January 2024. Integrated fitted kitchen open planned to the dining room with bi-fold doors to a landscaped south facing rear garden, new combination boiler and pipework from the mains and the installation of a water filter. In the summer of 2023 a new garden/office room with garden lighting was completed and new composite decking was laid in January 2024.

The accommodation comprises, hallway, lounge, open planned kitchen/diner family room and bathroom on the ground floor, three bedrooms on the first floor and a loft conversion that features a main bedroom with en-suite shower room on the second floor with a Juliet Balcony to the rear aspect.

The house and garden room are both alarmed.

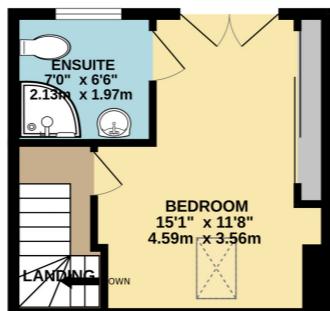
There is a driveway at the front which provides off street parking for two cars and the landscaped low maintenance rear garden features a shed, decked area, made with composite decking and artificial grass. The garden room has multiple modern power points with USB sockets and is located at the end of the garden. Additionally there is gated rear access to service road which leads conveniently to Beverley Woods.

Council Tax Band D.



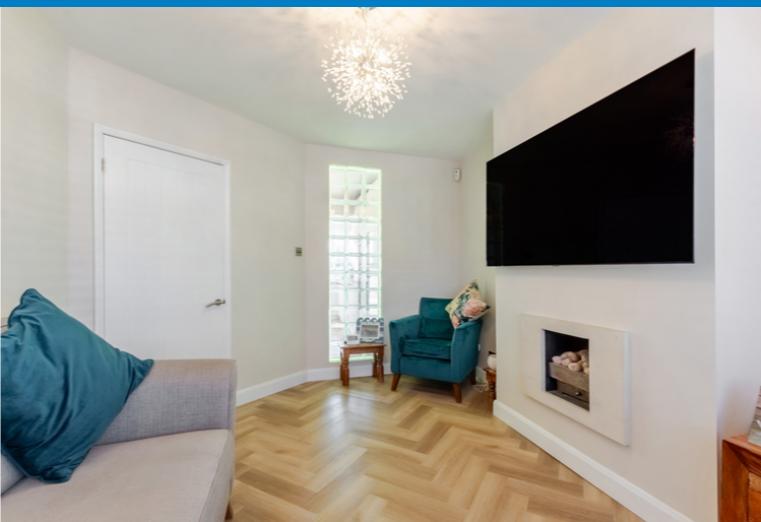
1ST FLOOR  
331 sq.ft. (30.7 sq.m.) approx.

2ND FLOOR  
234 sq.ft. (21.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		64
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			