



£385,000

Penshurst Avenue, Sidcup, Kent, DA15 9EZ

Christopher Russell  
PROPERTY SERVICES



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Christopher Russell Property Services

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Open Day Saturday 24 August. By Appointment only.

Extended two bedroom house offered with no onward chain.

The property is situated in a popular tree lined Avenue, a short walk to The Oval and Blackfen High Street with its excellent shopping and transport facilities.

This ideal first time purchase comprises extended entrance hall, though lounge/diner, spacious kitchen on the ground floor with two bedrooms and a bathroom on the first floor.

Features include gas central heating, double glazing, fitted kitchen, modern bathroom suite and fitted wardrobes to the main bedroom.

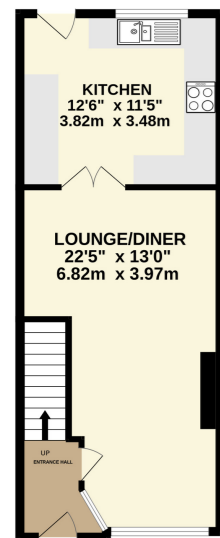
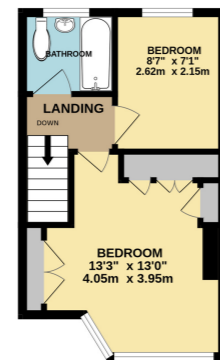
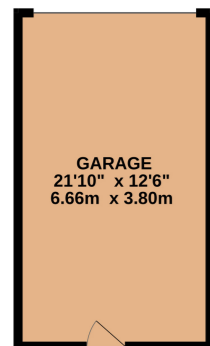
Outside there is off street parking and a rear garden that extends approximately 100ft featuring a large block paved patio and lawn with a large detached garage at the end of the garden that is accessed via a rear service road.

Council Tax Band C.



GROUND FLOOR  
709 sq.ft. (65.9 sq.m.) approx.

1ST FLOOR  
276 sq.ft. (25.6 sq.m.) approx.



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TOTAL FLOOR AREA : 985 sq.ft. (91.5 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>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	