



**Offers in Excess of £660,000**  
**Sherwood Park Avenue, Sidcup, Kent,**  
**DA15 9JJ**

**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.

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**Christopher Russell Property Services**

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Extremely spacious and Impressive four double bedroom, three bathroom end terrace house on a larger than average plot featuring a large kitchen/diner/family room situated in a convenient location under one mile to Sidcup train station and within a short walk to excellent transport facilities servicing New Eltham and Welling train stations and central to several grammar schools including Chislehurst and Sidcup and Bexley Grammar.

Presented in very good decorative condition this spacious well planned family home provides versatile accommodation over two floors.

The ground floor comprises a spacious through lounge, additional reception that could be a bedroom, games room, media room or office from home, modern fitted and integrated kitchen/diner/ family room, shower room and separate utility room.

On the first floor the property comprises four double bedrooms, a Jack and Jill en-suite shower room and a family bathroom.

Outside there is off street parking to the front for three cars.

The rear garden is south facing with a low maintenance garden that features patio areas and artificial grass.

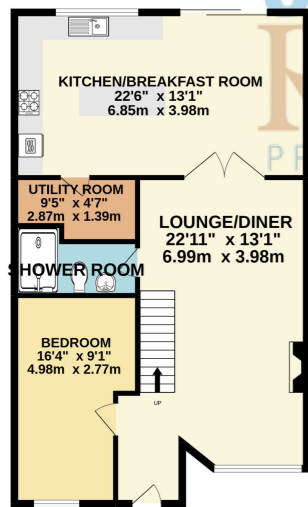
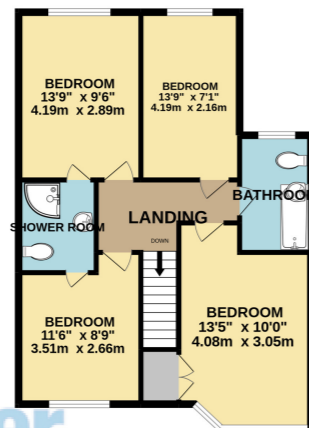
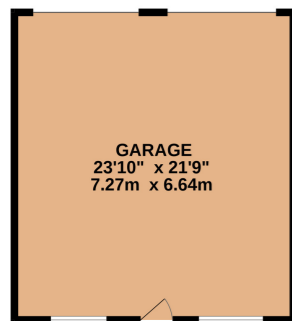
There is a double garage with light and power which is easily accessed via a rear service road. This could easily be converted into a games room or an office.

Council Tax Band E.



GROUND FLOOR  
1357 sq.ft. (126.0 sq.m.) approx.

1ST FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



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TOTAL FLOOR AREA : 2012 sq.ft. (187.0 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)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	77	
(55-68)	<b>D</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