



**Guide Price From £500,000**  
**Sherwood Park Avenue, Sidcup, Kent,**  
**DA15 9HX**



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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Guide Price £500,000 - £525,000.

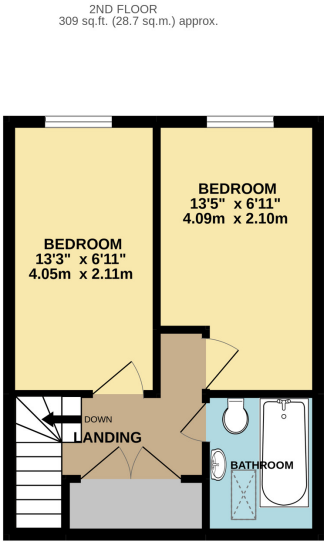
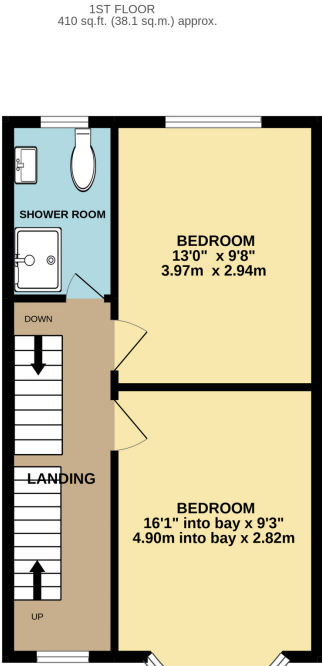
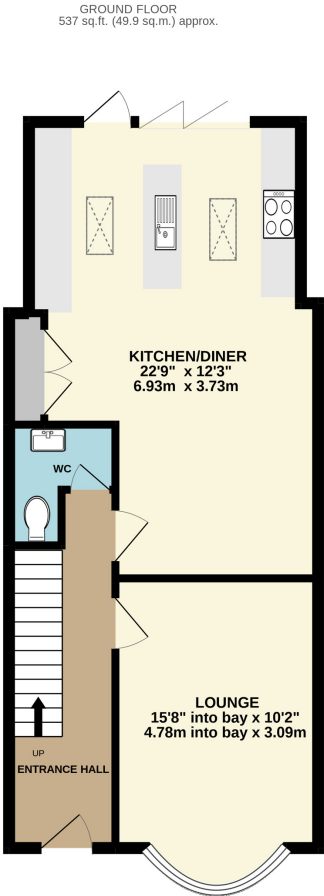
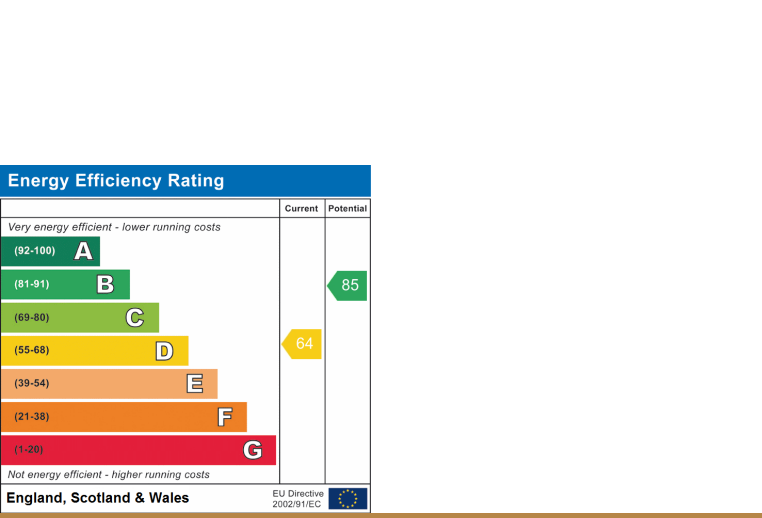
Extremely well presented, fully extended, round bay fronted, four bedroom, mid terraced house situated in a popular location within easy reach to a number of good Primary and Secondary schools as well as local shops.

Having been modernised to a high specification the downstairs accommodation comprises of a lounge, a WC, and an extended kitchen/diner with a modern fitted kitchen and an island.

To the first floor there are two double bedrooms and a family bathroom and the extended loft conversion features a further two double bedrooms and another family bathroom.

The rear garden features artificial lawn and a storage shed to the rear and there is off street parking to the front for several cars.

Council Tax Band D.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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		