

£435,000

Sherwood Park Avenue, Sidcup, Kent,
DA15 9HW

**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

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Rarely available two double bedroom semi detached house with enormous potential to extend in need of modernisation.

Offered with no onward chain the property is situated in a sought after location with good access to Sidcup train station, excellent primary schools, secondary and grammar schools.

Outside the property is set back from the road, the property comprises two double bedrooms and a family bathroom on the first floor with two receptions rooms and kitchen on the ground floor.

Outside there is a rear garden that extends approximately 70ft with a sun room in the back garden.

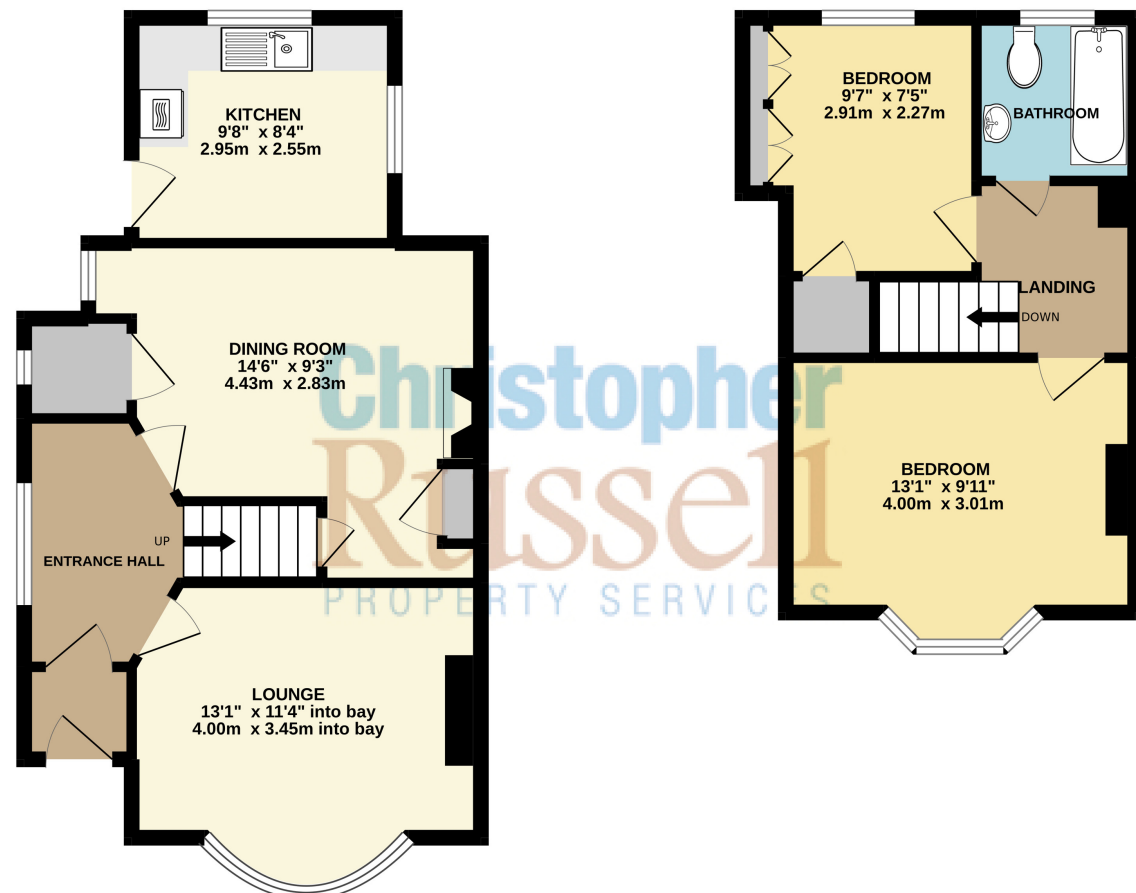
Council Tax Band D.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

GROUND FLOOR
452 sq.ft. (41.9 sq.m.) approx.

1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



Christopher
Russell
PROPERTY SERVICES

TOTAL FLOOR AREA: 757 sq.ft. (70.3 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.
Made with Metropix ©2022