



Guide Price £575,000
Wellington Avenue, Sidcup, Kent, DA15 9HB

Christopher Russell
PROPERTY SERVICES



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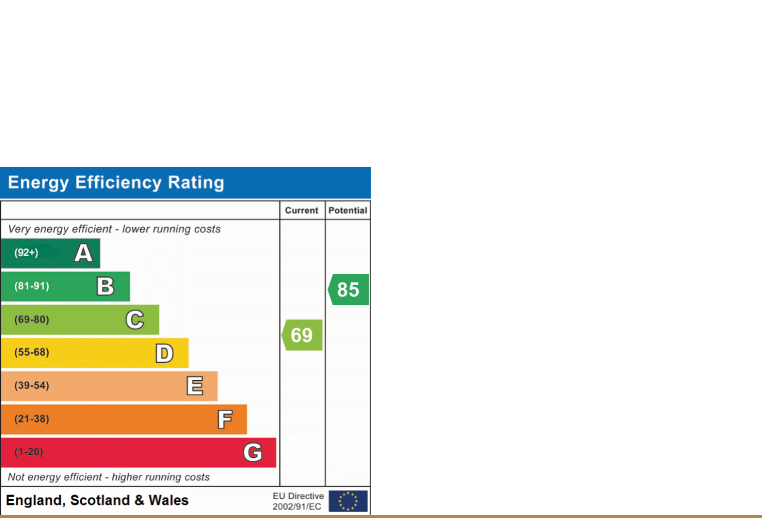
Guide Price From £575,000 to £600,000.

Four bedroom, two bathroom extended end of terrace house situated in a very convenient location for The Oval shopping facilities, local transport facilities and several excellent Primary Schools and Grammar schools.

Presented in excellent decorative condition the property comprises a separate living room, open planned kitchen/diner/family room with a warm up roof to the conservatory extension, and W.C combined utility room on the ground floor. There are four bedrooms, one with an en-suite shower room and a family bathroom on the first floor.

Features include gas central heating and double glazing, off street parking for several cars, and a well maintained rear garden with a southerly aspect extending approximately 90ft that has a large detached timber workshop towards the end of the garden.

Council Tax Band E.



TOTAL FLOOR AREA : 1432 sq.ft. (133.0 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+) A		
(81-91) B		85
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		