



Guide Price £400,000

**Harcourt Avenue, Sidcup, Kent, DA15
9LH**

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £400,000 to £425,000.

An extended two bedroom terraced house presented in excellent decorative condition, situated in a popular residential location.

This ideal first-time purchase has been well maintained by the current owners and benefits from a modern fitted kitchen, a contemporary four-piece bathroom suite with both a bath and separate shower enclosure, double glazing and gas central heating.

The accommodation comprises an extended entrance hall, a through lounge/diner and an extended kitchen on the ground floor.

To the first floor are two bedrooms and a spacious family bathroom.

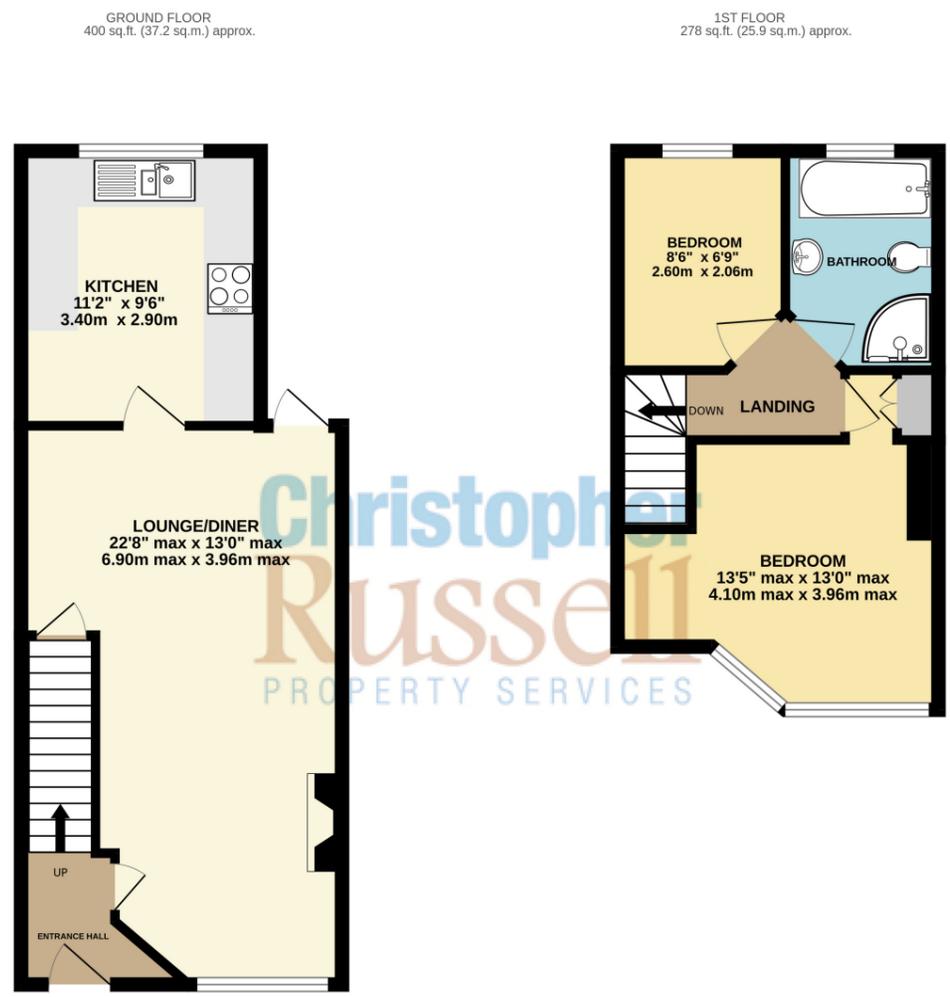
Externally, the property benefits from a front driveway providing off-street parking.

The rear garden has been designed for low maintenance and features two patio areas with a central artificial lawn.

There is also a rear gate providing pedestrian access and a garden shed for additional storage.

Council Tax Band D.

Agents Note: Material Information is available online as brochure 2 below.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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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