



Guide Price £425,000

**Portland Avenue, Sidcup, Kent, DA15
9HA**

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £425,000 to £440,000.

A beautifully presented, fully modernised two-bedroom terraced house, finished to an exceptionally high standard.

The property is ideal for first-time buyers, offering contemporary living in a sought after location, just a short walk from excellent local schools and the popular parade of shops at The Oval.

The ground floor features a through lounge, and a spacious open-plan kitchen and dining area, complete with a central breakfast bar and integrated appliances. The rear extension provides generous additional living space and benefits from underfloor heating throughout.

Upstairs, you will find two bedrooms and a modern family bathroom.

Externally, the property has a good size rear garden and off street parking on the front drive way.

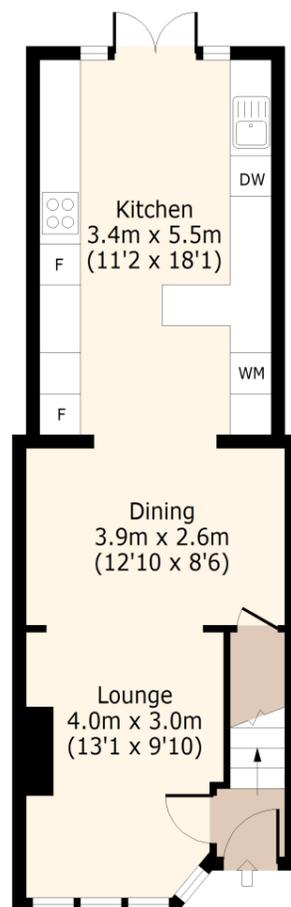
This property represents an exceptional opportunity for a first-time buyer seeking a home ready to move into with no further work required.

Council Tax Band D.



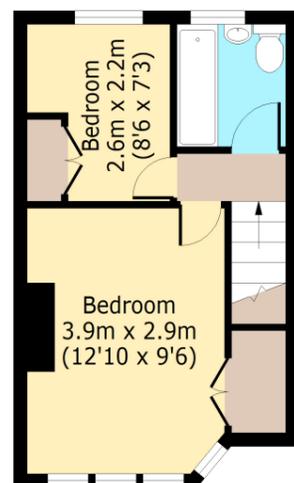
Ground Floor

Approx. 43.57 sq. meters
(469 sq. feet)



First Floor

Approx. 24.43 sq. meters
(263 sq. feet)



Total area: approx. 68.0 sq. meters (732 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			