



**Guide Price £425,000**  
**Rowley Avenue, Sidcup, Kent, DA15**  
**9LF**



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Guide Price £425,000 to £435,000.

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 Sidcup train station and excellent local schools.

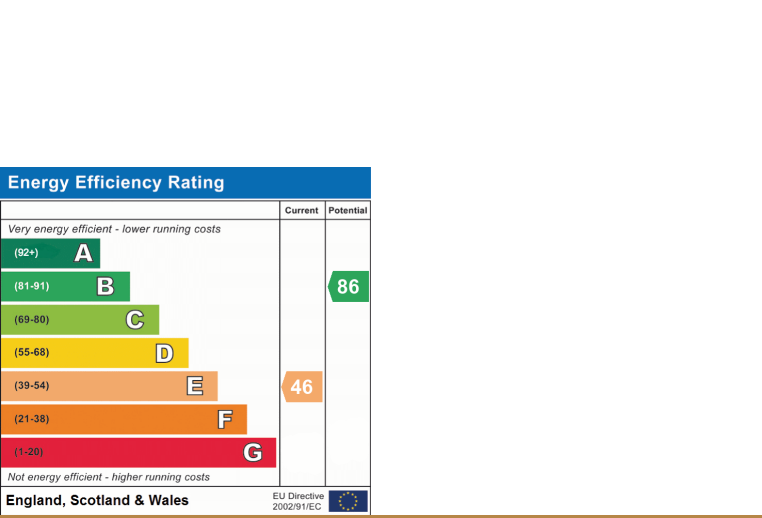
The ground floor features a spacious open-plan kitchen and dining area, complete with a central kitchen island perfect for entertaining, and bi-fold doors that open directly onto the rear garden. There is a separate lounge to the front with fitted window shutters.

Upstairs, you will find two bedrooms and a modern family bathroom, fitted with stylish fixtures and fittings.

Externally, the property boasts a rear garden backing onto Penhill Park, along with a partially converted garage that could be transformed into an excellent outdoor garden room.

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.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 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	86
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	46
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		