



Guide Price £410,000
Beverley Avenue, Sidcup, Kent, DA15
8HF



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Guide Price From £410,000 to £425,000.

An extended exceptionally well presented two bedroom terrace house situated in a very popular location convenient for Sidcup and New Eltham Train Stations.

The property comprises; hall, lounge, extended kitchen/breakfast room which leads out to a dining room with a bi-fold doors to the rear garden on the ground floor with two bedrooms and a first floor bathroom.

Modernised throughout the property features a retiled roof, built in wardrobes to the main bedroom, modern integrated fitted kitchen, modern bathroom suite with shower over bath, gas central heating and double glazing.

Outside there is off street parking on the front driveway and a rear garden that extends approximately 80ft laid mainly to lawn with a decked patio and a detached garage at the end of the garden.

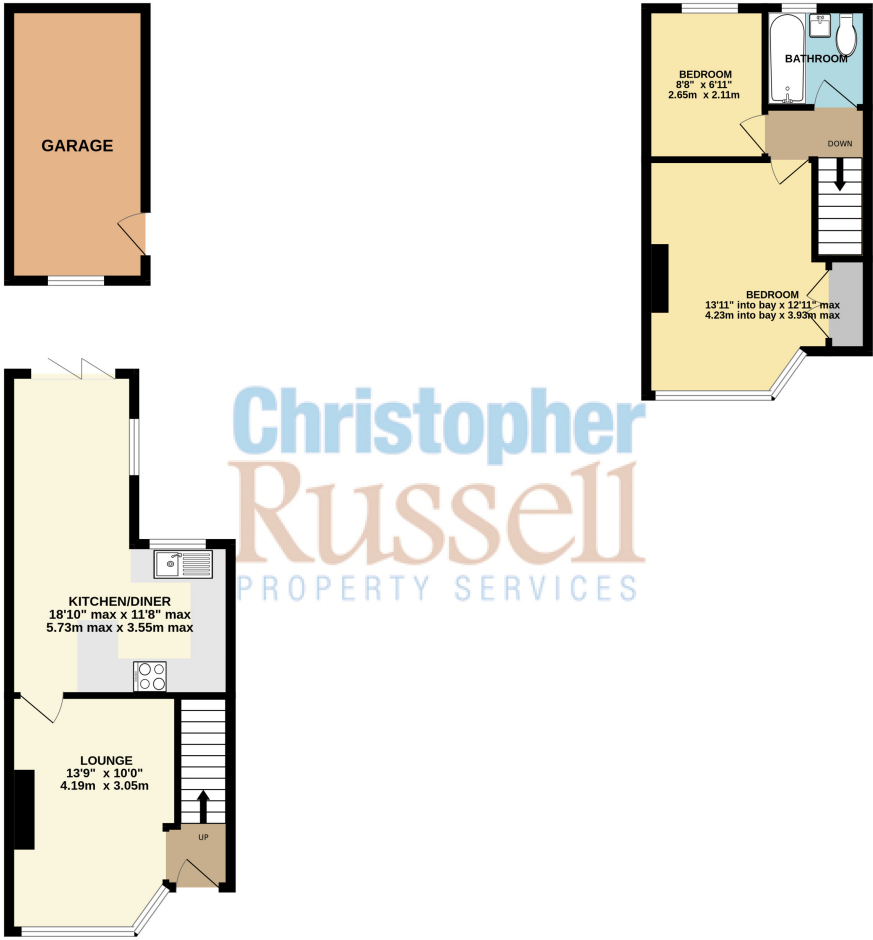
Council Tax Band C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.

1ST FLOOR
277 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 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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