



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

**Christopher
Russell**
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

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.

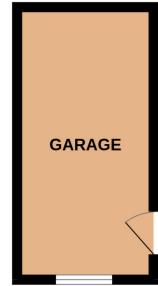
Modernised throughout the property features a retiled roof, built in wardrobes to the main bedroom, modern integrated fitted kitchen, modern bathroom suite with shower over bath, gas central heating and double glazing.

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.

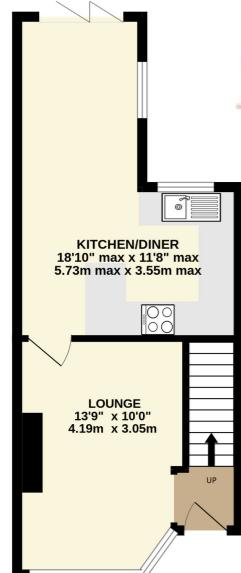
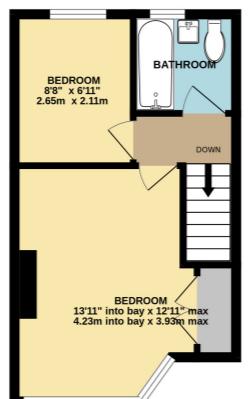
Council Tax Band C.

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



1ST FLOOR
277 sq.ft. (25.8 sq.m.) approx.



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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. The services, fixtures and fittings shown in the floorplan 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		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			
EU Directive 2002/91/EC			