

£525,000

The Oval, Sidcup, Kent, DA15 9ES

**Christopher  
Russell**  
PROPERTY SERVICES



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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.

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**Christopher Russell Property Services**

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Two double-bedroom semi-detached bungalow situated in a prime location opposite the extremely popular Conservation Shopping Parade at The Oval.

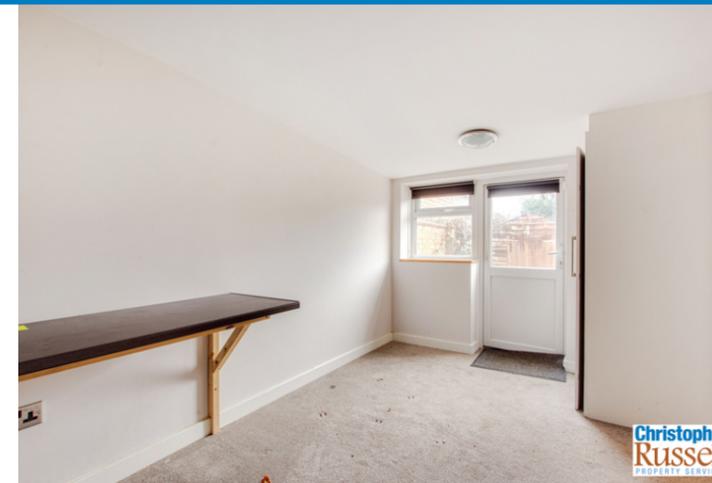
This spacious bungalow offers versatile accommodation and is being sold with no onward chain offering excellent potential to extend to the rear and into the loft space (subject to the usual planning consents). The accommodation comprises an entrance hall, lounge, dining room, two double bedrooms, kitchen, and bathroom.

The former garage has been converted into a hobby/crafts room with access to the rear garden.

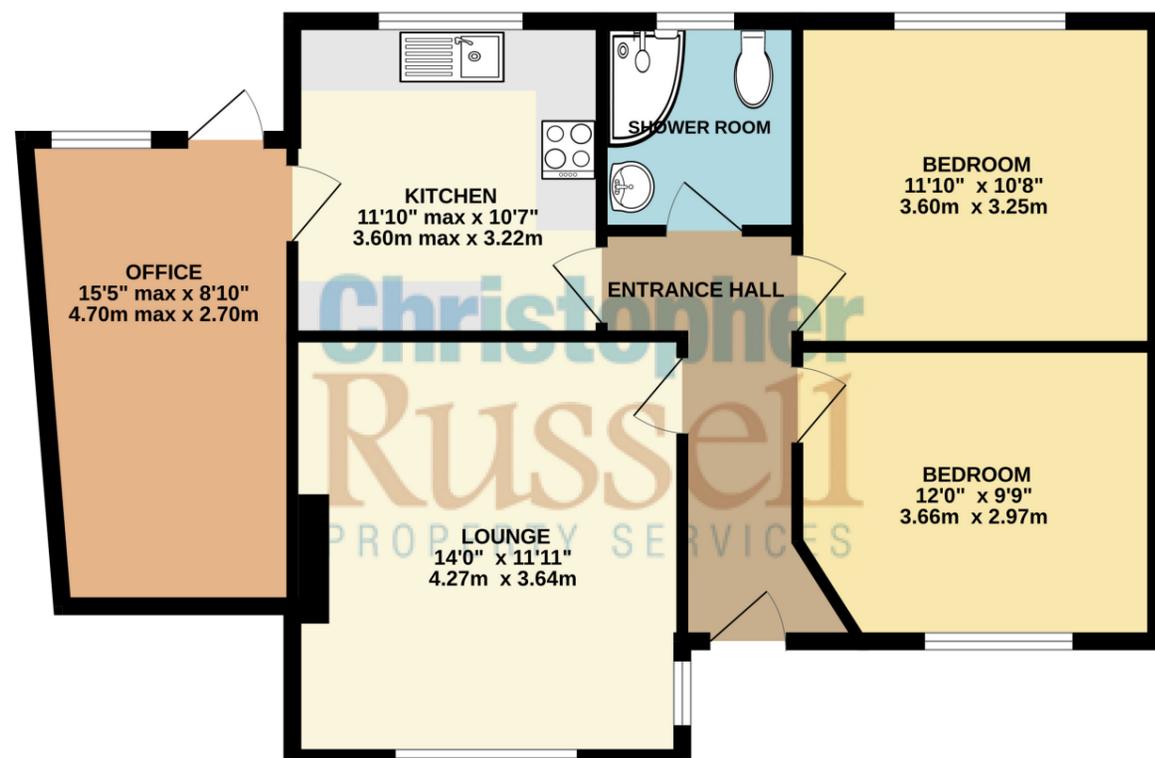
Externally, the property benefits from a driveway providing off-street parking to the front. The rear garden extends to approximately 90ft and enjoys rear access onto Rutland Avenue.

Council Tax Band E.

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



GROUND FLOOR  
757 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA: 757 sq.ft. (70.4 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+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	