

Guide Price £360,000
Lyndon Avenue, Sidcup, Kent, DA15
8RL

Christopher
Russell
PROPERTY SERVICES



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

Guide Price £360,000 – £375,000

A two-bedroom terraced house presented in excellent decorative condition, having been recently modernised throughout and ideally suited to first-time buyers.

Key improvements include gas central heating with a new boiler installed in 2025, double-glazed windows throughout (2025), and a new front door fitted in 2024.

The property also benefits from a modern fitted kitchen and a contemporary bathroom suite, and is conveniently located within close proximity to local amenities and within the catchment area for well-regarded schools.

The accommodation comprises an entrance hall, lounge, and kitchen/diner on the ground floor, with two bedrooms and a family bathroom on the first floor.

Externally, the property offers off-street parking to the front via a private driveway and a south-facing rear garden extending approximately 80ft, featuring a decked terrace, lawn, and garden shed.

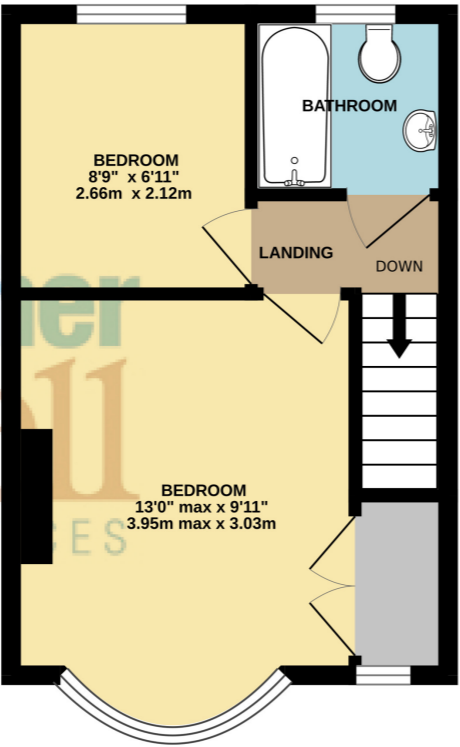
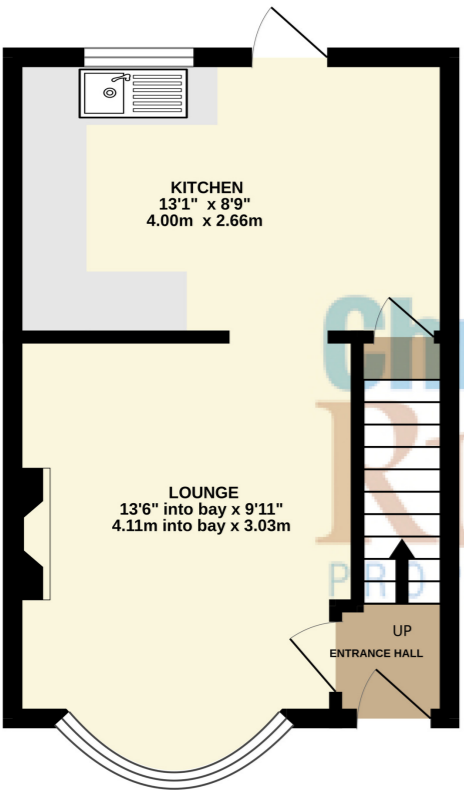
This ideal first-time purchase also provides excellent potential for a ground-floor extension, subject to the usual planning consents.

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



GROUND FLOOR
267 sq.ft. (24.8 sq.m.) approx.

1ST FLOOR
266 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 534 sq.ft. (49.6 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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