



Offers Over £630,000

Penhill Road, Bexley, Kent, DA5 3EU

**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

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Substantial and heavily extended four double bedroom end of terrace house, which the seller believes to be on the largest plot in Penhill Road.

The house is ideally situated for Hurst Primary and Chislehurst and Sidcup Grammar schools and a short walk to Albany Park or Sidcup train stations.

The good sized accommodation ideal for a large family comprises, four good sized bedrooms with en suite to main bedroom and separate family bathroom on the first floor. On the ground floor there are three reception rooms including a large lounge, a separate dining room with exterior BI-folding doors and a rear reception room overlooking the stunning grounds. There is in addition to this a shower room with w.c on the ground floor.

With more potential to extend the property features include double glazing throughout and gas fired central heating.

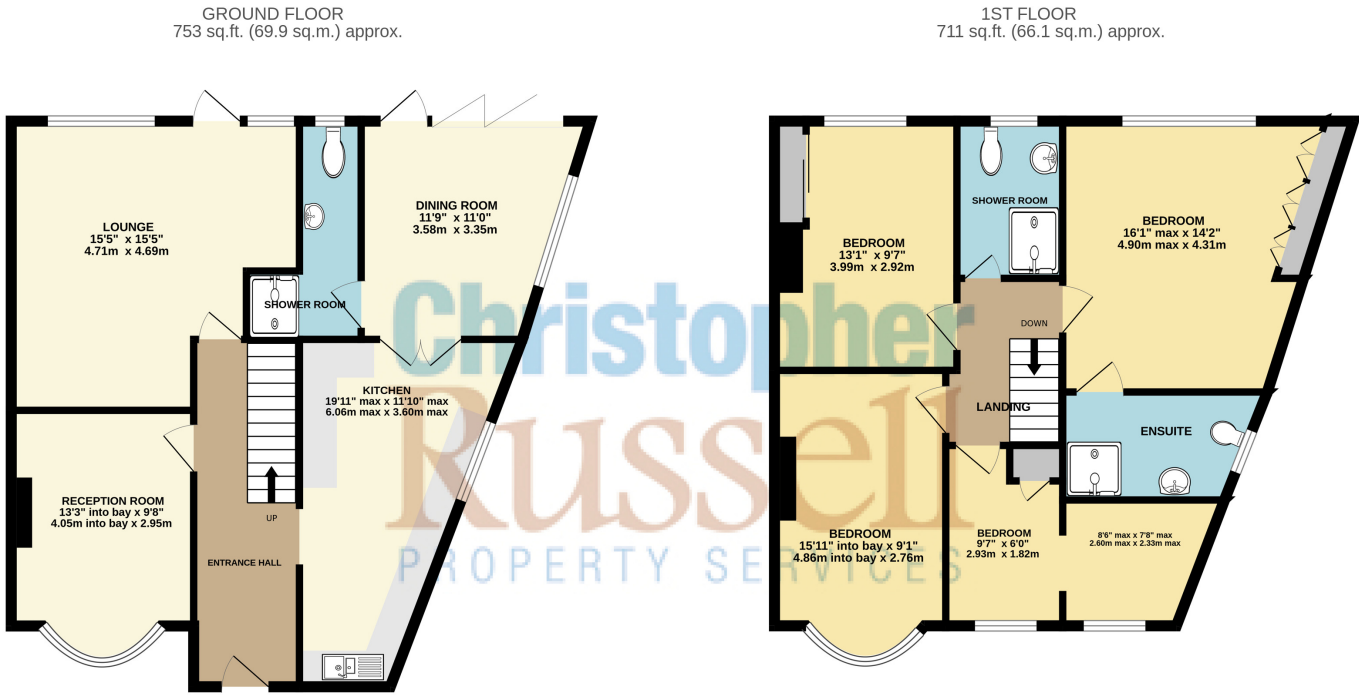
To the front of the property there is off street parking for three cars.

To the rear of the property there is a large raised decking area which overlooks the vast rear garden which is mainly laid to lawn. There is an access road behind the property.

The property is offered chain free.

Council Tax Band E.

Agents Note: Appliances and Furniture can remain and is negotiable.



TOTAL FLOOR AREA: 1464 sq.ft. (136.0 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.
Made with Metropix ©2025

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			
(69-80)	C			79
(55-68)	D		65	
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	