



Guide Price £575,000

Penshurst Avenue, Sidcup, Kent, DA15 9EZ

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.

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Guide Price £575,000 to £600,000

An extremely well-presented three double bedroom, two bathroom end of terrace house, situated in a popular residential road close to excellent schools and within a short walk of The Oval shopping parade.

The property offers extended accommodation and benefits from a rare double storey, full-width rear extension, creating significantly larger living space than most similarly extended houses in the area. It is presented in very good decorative condition and has been modernised throughout.

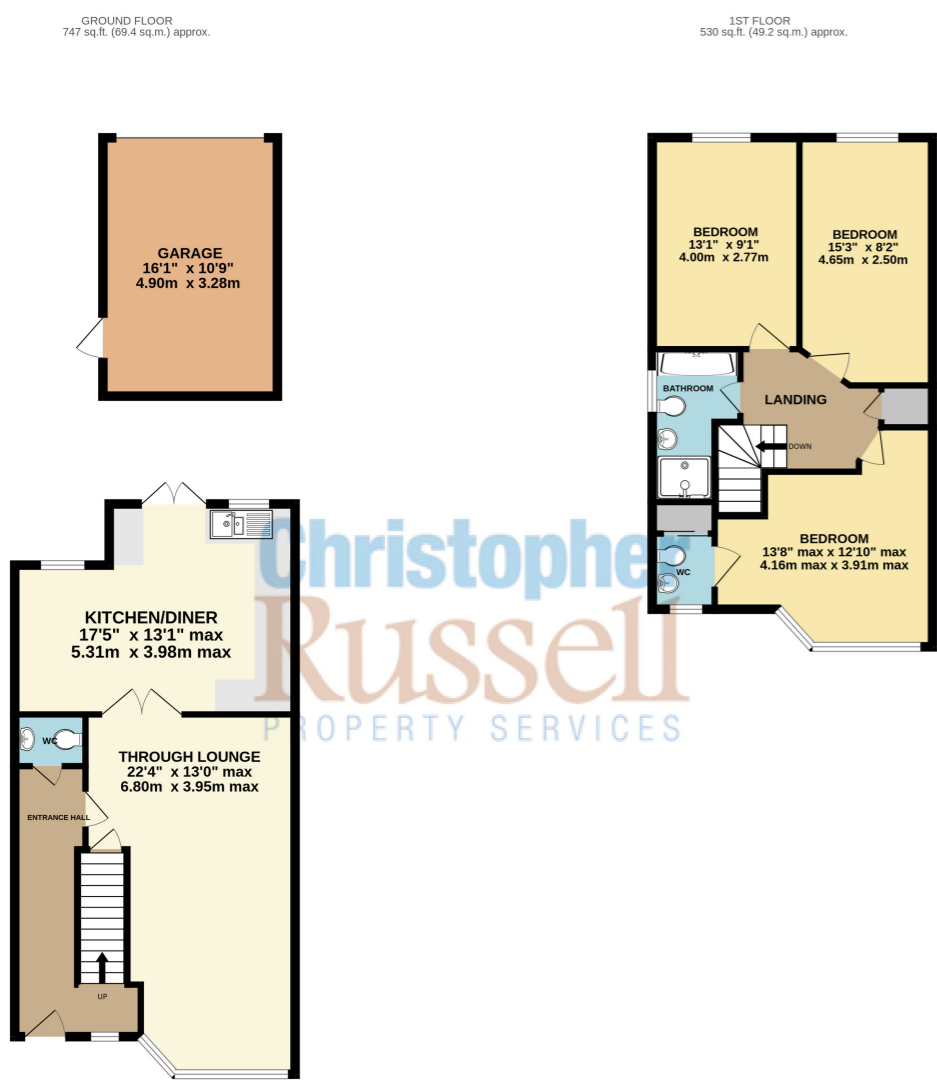
The accommodation comprises, on the ground floor, a good-sized entrance hall, cloakroom, through lounge and a spacious kitchen/diner.

On the first floor, there are three double bedrooms, including a main bedroom with an en suite shower room, as well as a family bathroom featuring a four-piece suite.

Externally, the property provides off-street parking to the front via its own double driveway, along with a well-maintained rear garden extending to approximately 90ft. There is also a detached double garage to the rear with light and power, accessed via a service road

Council Tax Band D.

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



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TOTAL FLOOR AREA : 1277 sq.ft. (118.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	80

EU Directive 2002/91/EC
 England, Scotland & Wales