



Guide Price From £435,000

Wyncham Avenue, Sidcup, Kent, DA15
8EU

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price From £435,000 to £450,000

Three bedroom semi detached house situated in a very sought after road, very convenient for Days Lane and Our Lady of the Rosary Primary Schools, Sidcup and New Eltham train stations and The Oval Shopping Facilities.

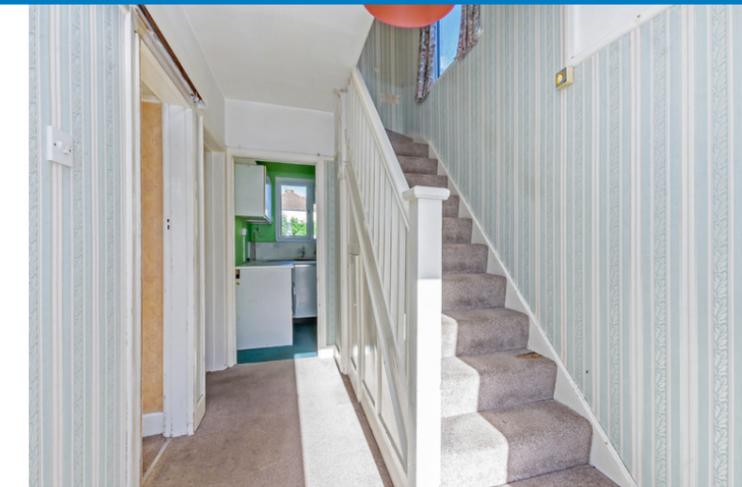
Offered with no onward chain the property comprises, entrance hall, lounge, separate dining room, kitchen on the ground floor with three bedrooms and a shower room on the first floor.

The house offers great potential to extend to the side, rear and into the loft space (stlpp).

The property features gas central heating, recently installed double glazing and a tiled roof.

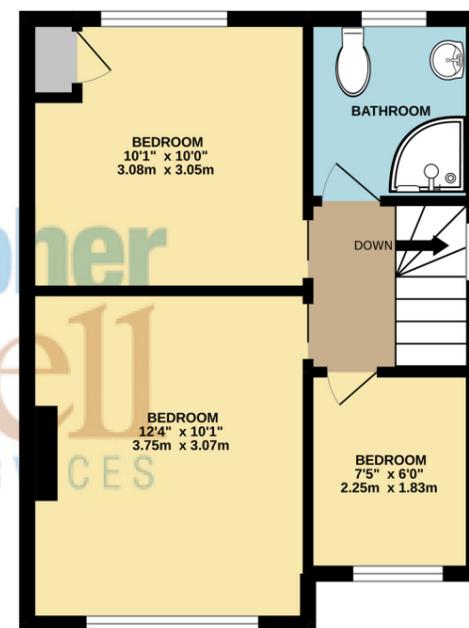
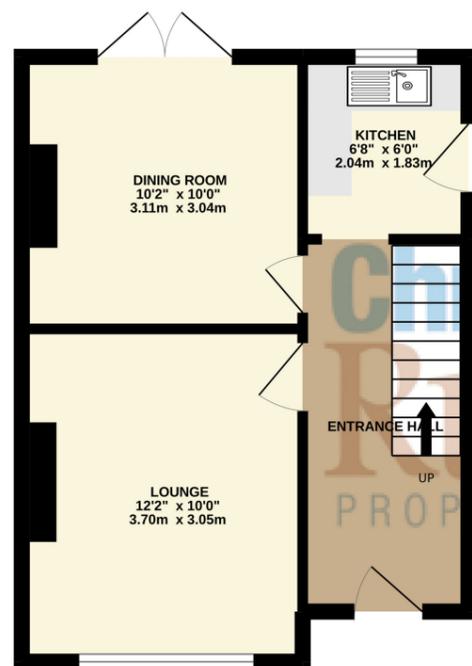
Outside there is off street parking on a larger than average front driveway and a rear gardens extending approximately 60ft.

Council Tax Band D.



GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 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			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	