



£415,000

Lyndon Avenue, Sidcup, Kent, DA15 8RW

Christopher Russell PROPERTY SERVICES



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

Christopher Russell Property Services

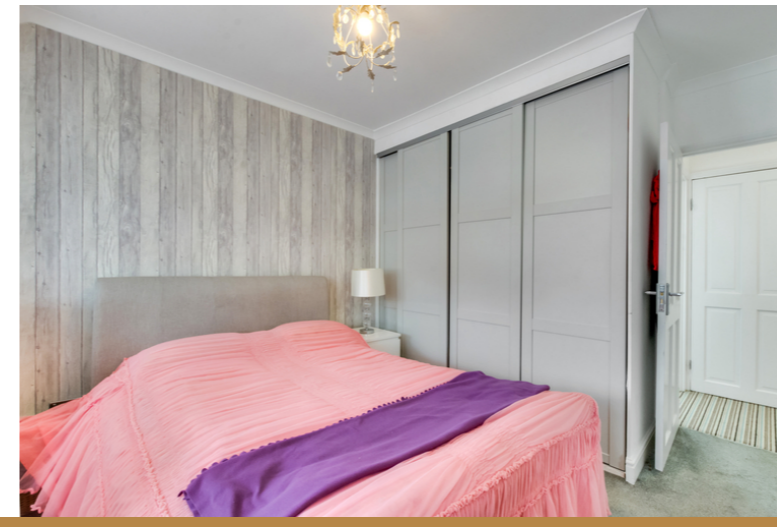
33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Well presented two bedroom round bay fronted house situated in a great location ideal for Falconwood train station, local transport facilities and Blackfen High Road shops. In good decorative condition the property has been very well maintained and features a modern fitted kitchen and bathroom, gas central heating, double glazing and fitted wardrobes to the main bedroom.

The accommodation comprises, entrance lobby, through lounge/diner, extended kitchen on the ground floor and two bedrooms and bathroom on the first floor.

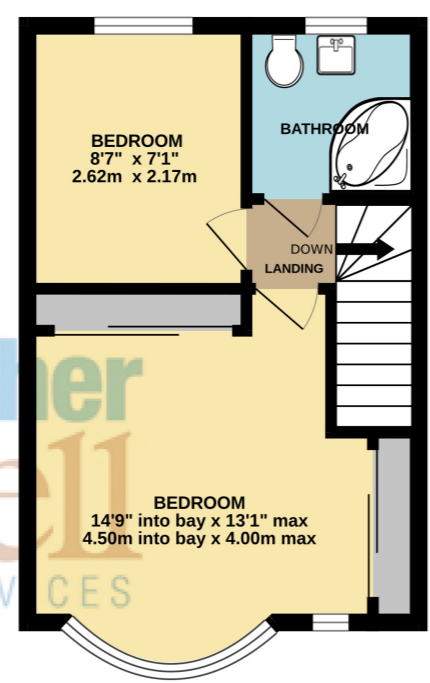
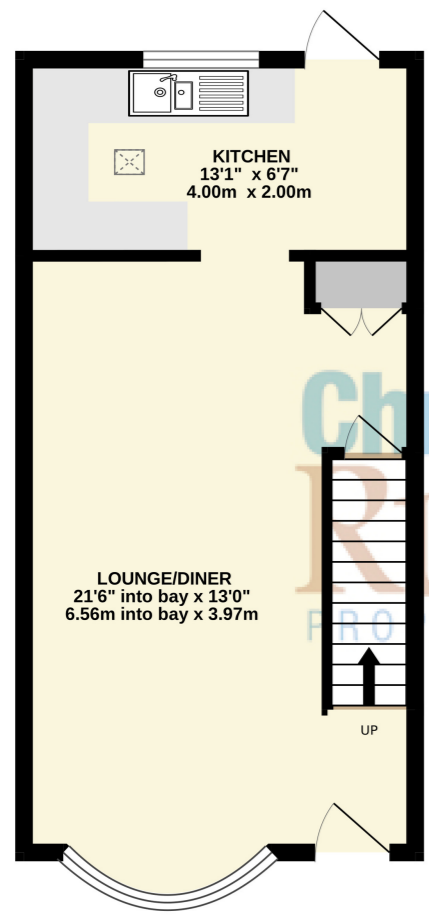
Outside there is off street parking on the front driveway and a rear garden that extends approximately 60ft featuring a paved patio, lawn and a range of established plants and shrubs.

Council Tax Band C.



GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.

1ST FLOOR  
270 sq.ft. (25.1 sq.m.) approx.



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TOTAL FLOOR AREA : 626 sq.ft. (58.2 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>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			