



Guide Price £500,000
Old Farm Avenue, Sidcup, Kent, DA15
8AN

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

Guide Price From £500,000 to £525,000

Three-bedroom terraced house, extended and fully refurbished in 2023, finished to an exceptionally high standard and meticulously maintained, with the added benefit of a stunning garden room/cabin at the end of the rear garden.

Situated in a popular location, conveniently close to Sidcup and New Eltham train stations, Dulverton Primary School, and Chislehurst and Sidcup Grammar School.

The property features a large open-plan kitchen/diner/family room, with ground-floor accommodation remodelled to include a shower room with WC. The first floor benefits from a newly installed bathroom suite.

Additional improvements include a new fitted kitchen with a range of integrated appliances, new internal doors, a new gas central heating system, full rewire, new floor coverings, and freshly plastered ceilings and walls.

Externally, there is off-street parking for two cars and a rear garden extending approximately 90ft, newly laid with lawn and featuring the impressive garden room/cabin.

Council Tax Band D.



TOTAL FLOOR AREA : 1091 sq.ft. (101.3 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. 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		
(69-80)	C		
(55-68)	D	75	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

England, Scotland & Wales