



£525,000

Sherwood Park Avenue, Sidcup, Kent,
DA15 9HU

**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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Christopher Russell Property Services

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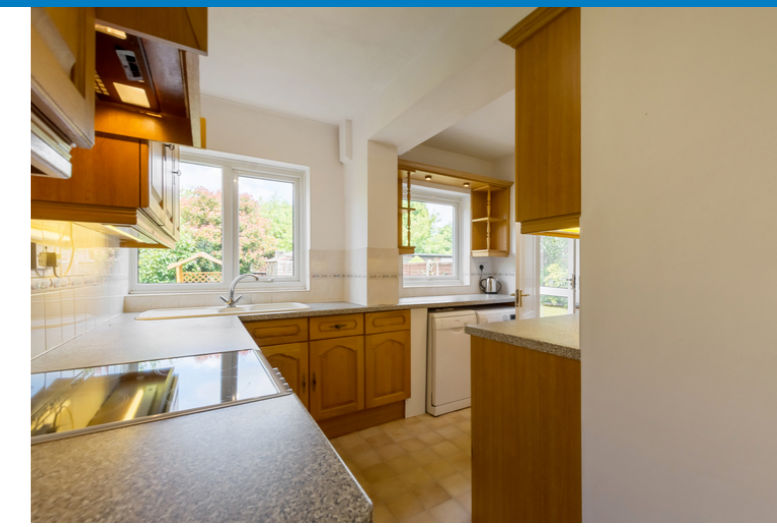
A four bedroom extended round bay fronted end of terrace house that is offered as end of chain. Situated in a good location under one mile to Sidcup Train station, convenient for several primary schools and a short walk to The Oval Shopping Facilities.

The property has great potential to additionally extend to the side and rear elevations. The current accommodation comprises; entrance hall, lounge, dining room, kitchen/breakfast room and a cloakroom w/c on the ground floor with four bedrooms and a family bathroom on the first floor.

The property features a fitted kitchen, modern shower room and double glazing. The property does not have gas central heating however has electric heating installed.

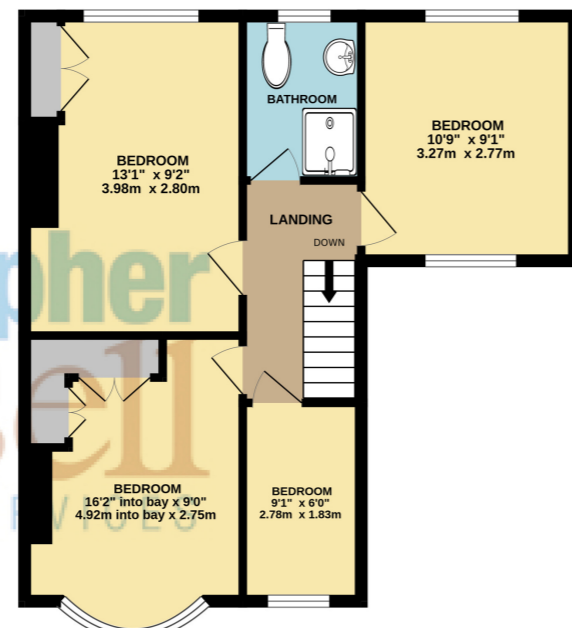
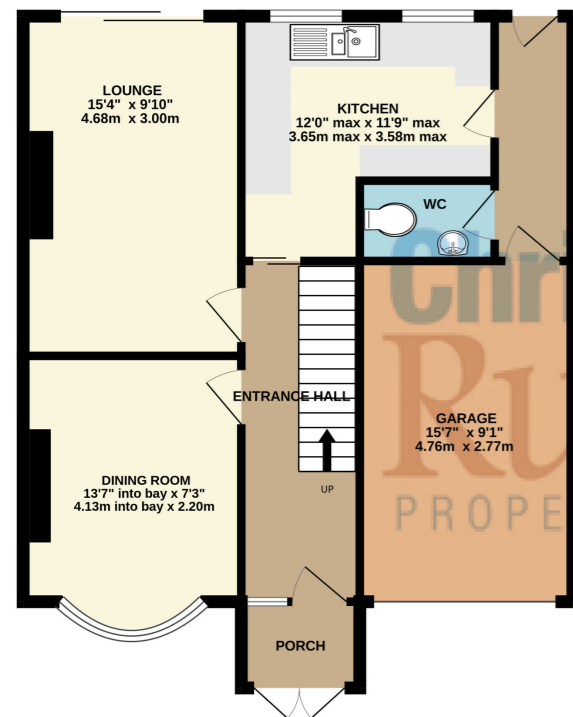
Outside the property is set back from the road. There is off street parking and an integral garage. The rear garden features a paved patio, lawn and a good variety of established shrubs.

Council Tax Band D.



GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.

1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.4 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		74
(55-68)	D		
(39-54)	E		
(21-38)	F	28	
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			