



£475,000

Wyncham Avenue, Sidcup, Kent, DA15 8EU

**Christopher Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Extended two bedroom, two bathroom semi detached house that features a larger than average double storey full width extension situated in a very popular tree lined avenue within close proximity to Sidcup train station and excellent schools.

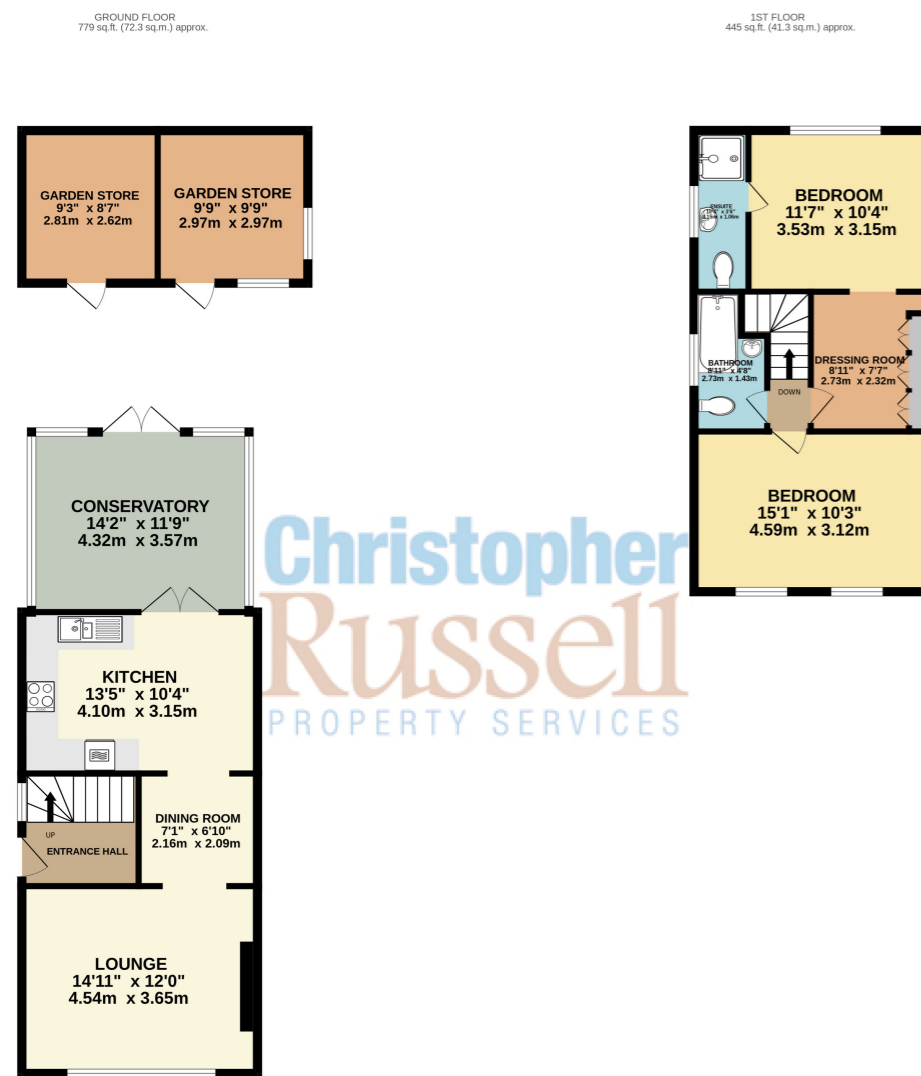
Presented in good decorative condition the property has been modernised by the current owners over the last few years.

The accommodation comprises; entrance hall, lounge, spacious kitchen/diner and conservatory on the ground floor with two double bedrooms, ensuite dressing room and ensuite shower room off the main bedroom and a separate family bathroom on the first floor.

Features include gas central heating, double glazing, modern kitchen, modern bathroom and ensuite shower room.

There is ample off street parking on the front driveway and a well maintained rear garden with a good sized outhouse at the end of the garden with power.

Council Tax Band D.



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TOTAL FLOOR AREA: 1223 sq.ft. (113.7 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC