

**Guide Price £515,000**  
**Oaklands Avenue, Sidcup, Kent, DA15**  
**8NB**

**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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Guide Price £515,000 to £530,000.

Beautifully presented extended three bedroom bay fronted family home situated in a sought after location very convenient for Days Lane and Our Lady of the Rosary primary schools and is within 0.8 miles of Sidcup and one mile from New Eltham train stations.

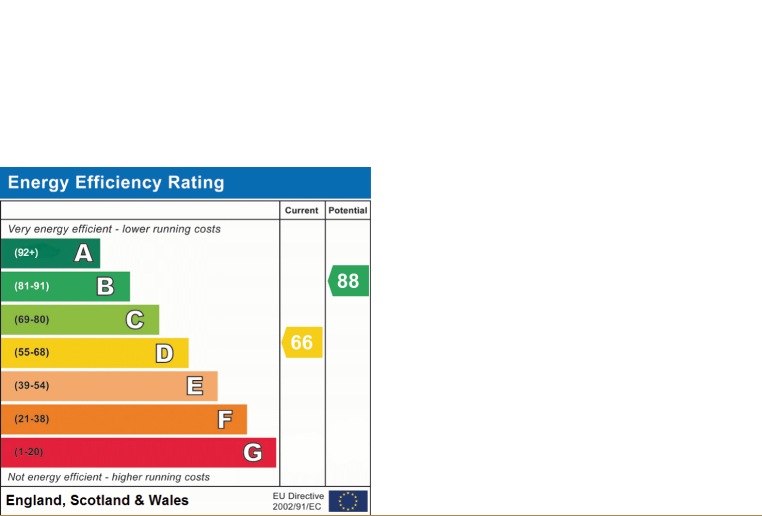
Presented in excellent decorative condition the property comprises, entrance hall, 28'10" through lounge and an extended 13'1" X 10'2" kitchen/diner. On the first floor are three bedrooms with fitted wardrobes to two bedrooms and a modern bathroom suite.

Outside the secluded rear garden has a beautiful and private outlook backing onto Holly Oak Wood Park.

The garden extends approximately 80ft featuring a good sized deck and lawn with a detached garage serviced by rear vehicular access to the rear.

To the front is off street parking on a block paved driveway.

Council Tax Band D.



TOTAL FLOOR AREA: 1138 sq.ft. (105.7 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+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	