



Offers in Region of £700,000
Brooklands Avenue, Sidcup, Kent, DA15
7PF

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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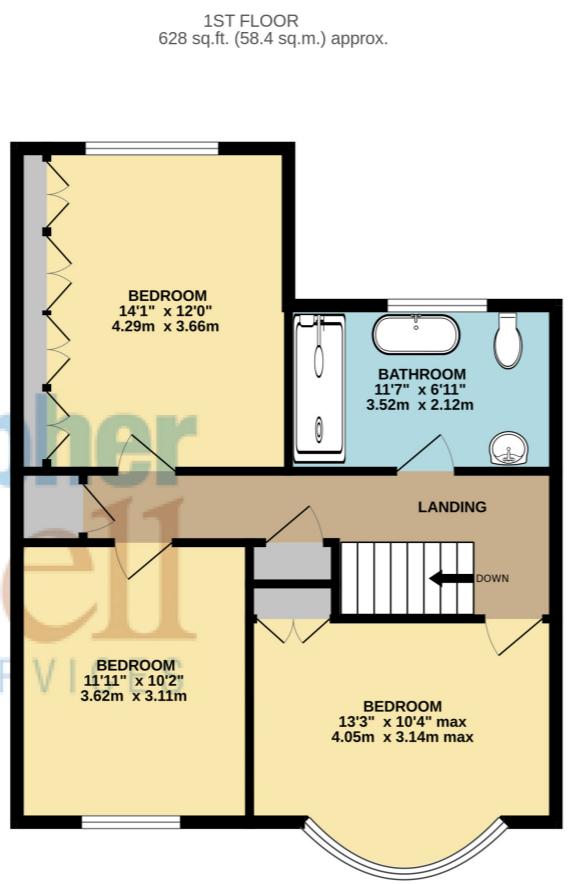
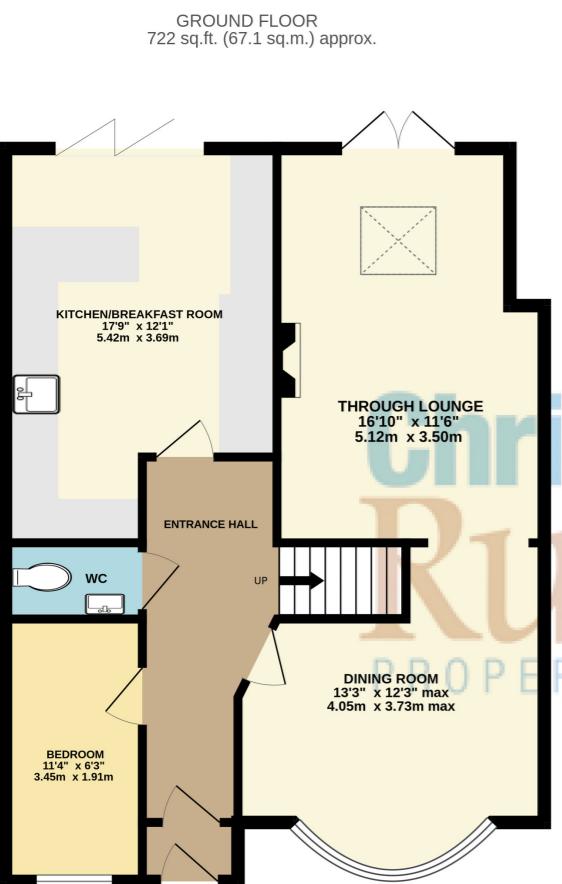
Beautifully presented extended three /four bedroom semi detached house situated in an excellent location very convenient for Dulverton and Longlands Primary Schools, Sidcup and New Eltham Train Stations and local shopping facilities.

The property has been thoughtfully extended by the current owners and comprises, three genuine double bedrooms and a very spacious family bathroom on the first floor. |The ground floor offers versatile accommodation with an entrance porch, hallway, cloakroom/WC, bedroom 4 or an office from home, lounge and extended dining room with large patio doors leading to the rear garden. In addition is a feature kitchen/breakfast room with bi-fold doors leading to the rear garden.

Modernised to a good standard the property has a rendered finish under a retiled roof. Features include gas central heating, double glazing, modern family bathroom with a four piece suite that comprises a large walk in shower, freestanding bath, WC and basin. The kitchen has been modernised and complimented with granite worksurfaces and is fully integrated.

There is a driveway providing off street parking and a rear garden that is not overlooked that features a good sized Indian Sandstone patio, lawn, established flower beds and allotments at the rear.

Council Tax Band D.



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		83
(69-80)	C		
(55-68)	D		71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			