



Guide Price £500,000

**Portland Avenue, Sidcup, Kent, DA15
9HA**

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £500,000 to £525,000.

A larger than average extended three bed terraced house in excellent condition under one mile to Sidcup train station and convenient for a number of excellent primary schools, Bexley Grammar and Chislehurst and Sidcup grammar School as well as the The Oval Shops and Restaurants.

The property features a rare double store rear extension with WIFI connection and electricity fully installed, creating a larger ground floor than most terraced houses.

The accommodation comprises; entrance hall, cloakroom, through lounge and L shaped kitchen diner on the ground floor with three bedrooms and a family bathroom on the first floor.

Presented in good decorative condition the property features gas central heating, double glazing, fitted kitchen and modern bathroom suite.

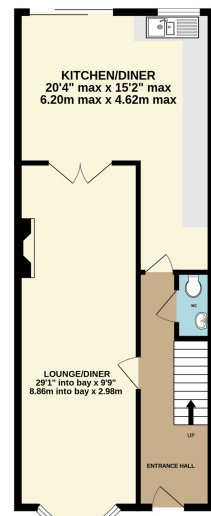
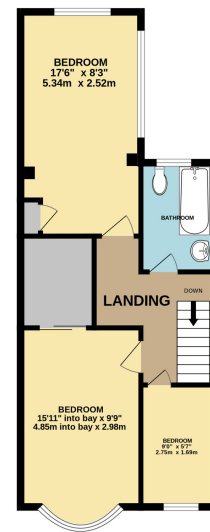
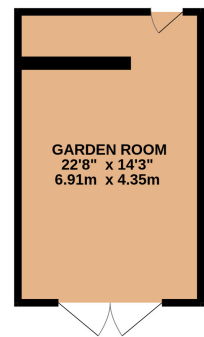
To the front is off street parking and the South facing rear garden extends approximately 70ft featuring a patio, lawn and a large garden room at the end of the rear garden.

Council Tax Band D.



GROUND FLOOR
906 sq.ft. (84.2 sq.m.) approx.

1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1430 sq.ft. (132.9 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		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			