



**Offers in Excess of £400,000**  
**Penshurst Avenue, Sidcup, Kent, DA15 9EZ**

**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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Two bedroom end terrace house featuring extended accommodation to the side and rear elevations. Situated in an extremely popular location, a few minutes walk to several excellent primary schools, one mile to Sidcup train station and a very short walk to the popular Oval Shopping Parade.

This well maintained home has been modernised and features double glazing, gas central heating, luxury recently modernised bathroom suite, modern fitted kitchen, beautiful dining room with patio doors to the garden. There is double glazing and gas central heating.

The accommodation has been extended to the side that features a larger than average entrance hall. The other accommodation comprises, lounge, kitchen and separate dining room. On the first floor are two bedrooms, one with fitted wardrobes and bathroom.

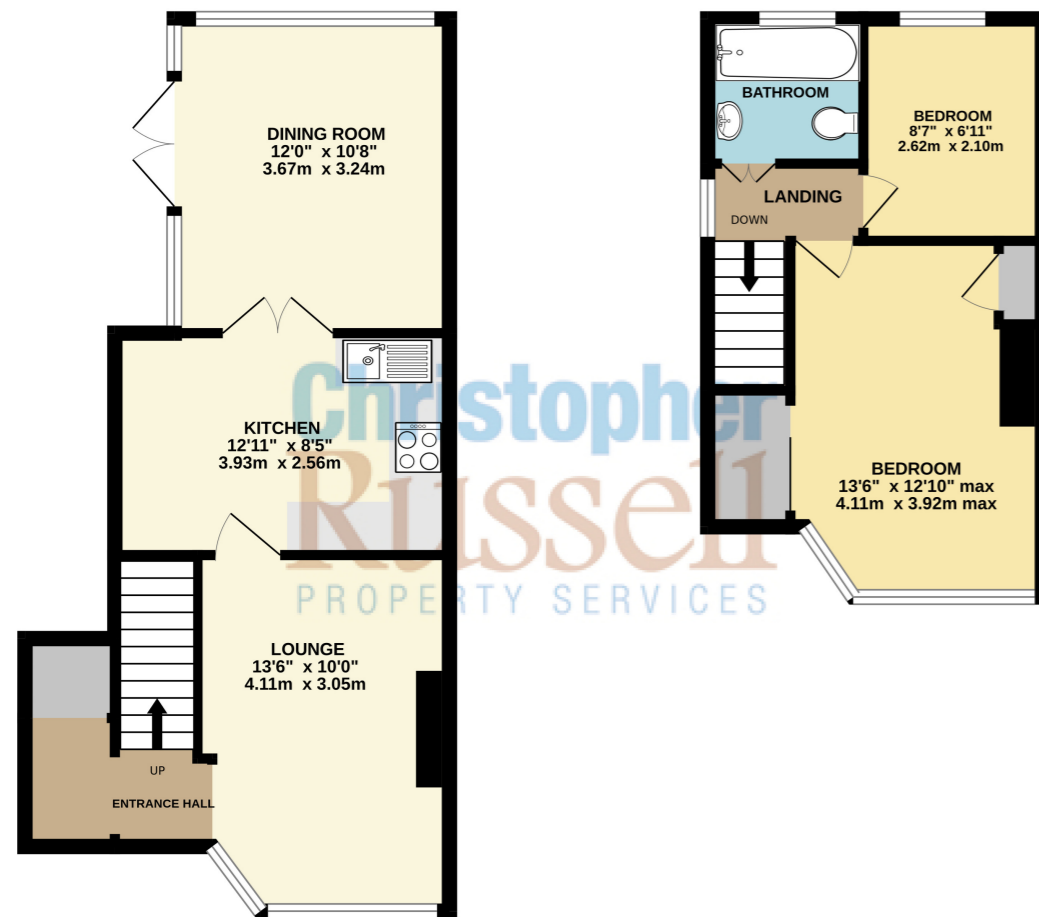
Outside there is off street parking on the front driveway and a south west facing rear garden extending approximately 60ft.

Council Tax Band C.



GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.

1ST FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



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TOTAL FLOOR AREA : 695 sq.ft. (64.6 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+)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
		England, Scotland & Wales	