

Guide Price £325,000

**Sherwood Park Avenue, Sidcup, Kent,
DA15 9JG**

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Guide Price £325,000 to £350,000

A two bedroom terraced house in a convenient location in need of general modernisation.

The property offers the potential to extend both to the rear ground floor and into the loft as several of the neighbouring houses have done.

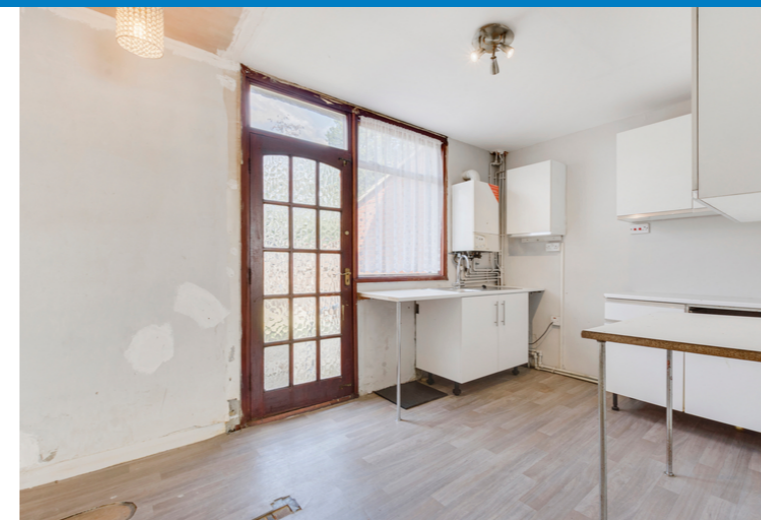
Accommodation comprises, to the ground floor, entrance hall, lounge with archway through to the kitchen.

To the first floor are a large double bedroom, smaller second bedroom and bathroom.

The rear garden is mainly laid to lawn with a shed and rear access to the service road.

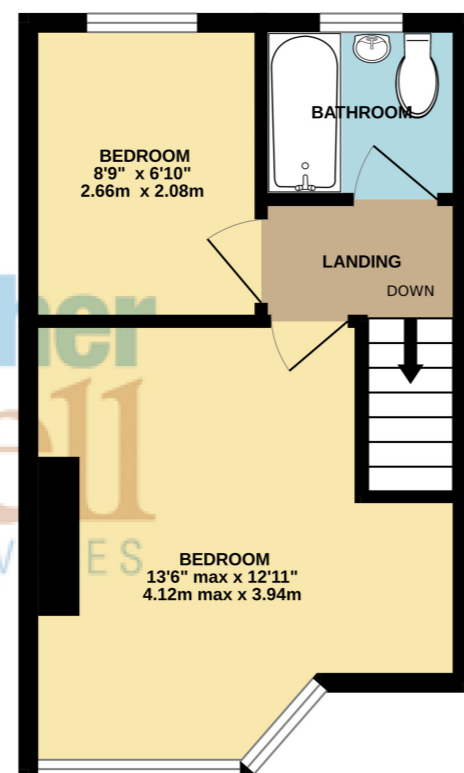
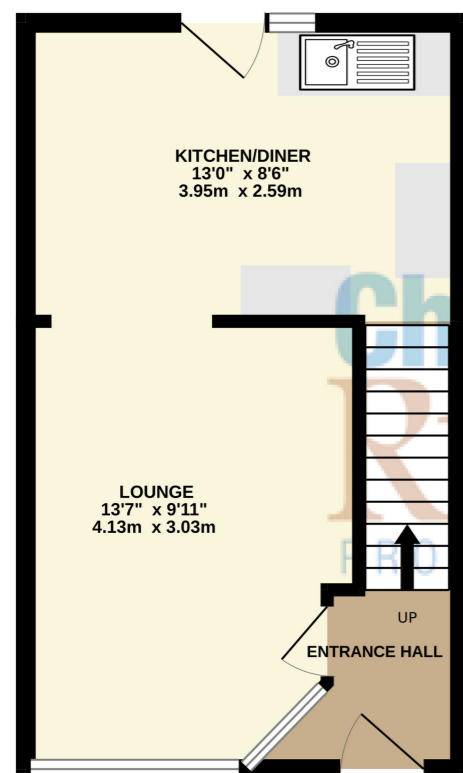
The front garden offers scope to provide off street parking.

Council Tax Band C



GROUND FLOOR
289 sq.ft. (26.9 sq.m.) approx.

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



TOTAL FLOOR AREA : 559 sq.ft. (51.9 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		89
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			