



**Offers in Region of £475,000**  
**Rowley Avenue, Sidcup, Kent, DA15**  
**9LE**

**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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Extended and modernised three bedroom family home that features a magnificent garden room that could be used as an office from home.

Situated in a popular location convenient for Sidcup train station, local shops and transport facilities and a short walk to several excellent primary schools.

Presented in excellent decorative condition the property comprises; hallway, lounge, separate dining room, kitchen, shower room and a conservatory all on the ground floor with three bedrooms on the first floor.

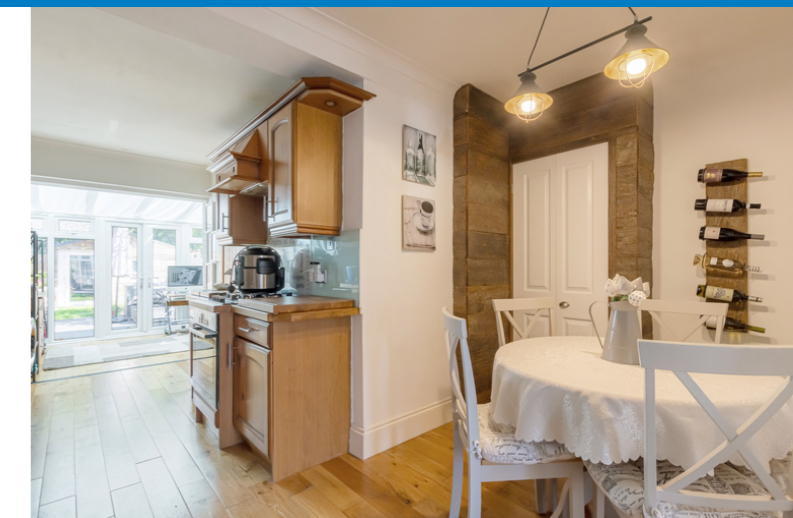
Modernised by the current owners the property has been uniquely and tastefully decorated and finished to an exceptionally good standard.

Features include a modern fitted kitchen, modern family bathroom suite, a retiled roof and a garage that has been converted into a physiotherapy room which can easily be used as an office to suit a number of businesses. Behind the office is a secure store area ideal for bikes and garden equipment.

To the front of the property is a driveway providing off street parking.

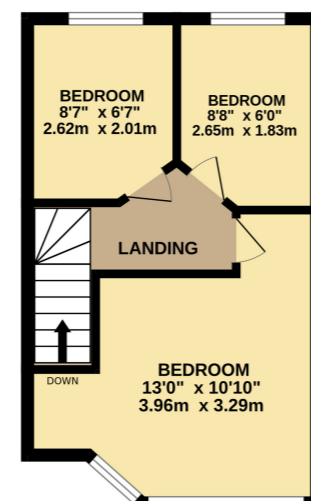
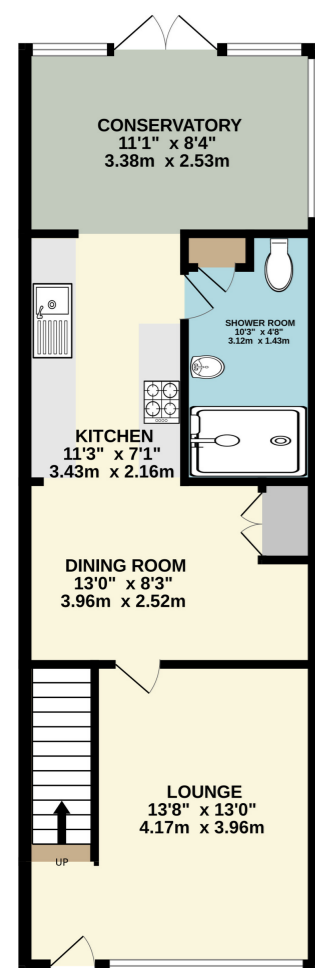
The rear fenced garden extends approximately 70ft with a decked area, lawn and access to the garden room. The property has access to Penhill Park.

Council Tax Band D.

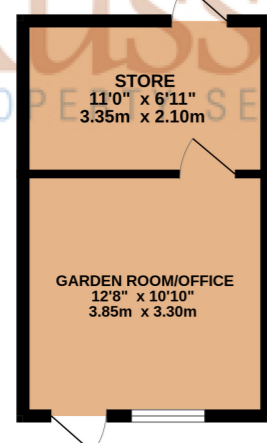


GROUND FLOOR  
740 sq.ft. (68.8 sq.m.) approx.

1ST FLOOR  
278 sq.ft. (25.9 sq.m.) approx.



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TOTAL FLOOR AREA: 1018 sq.ft. (94.6 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+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			