



Guide Price £400,000
Beverley Avenue, Sidcup, Kent, DA15
8HF

Christopher
Russell
PROPERTY SERVICES



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Guide Price £400,000 to £425,000.

An extended well presented two bedroom terrace house situated in a very popular location convenient for Sidcup and New Eltham train stations and a selection of good schools including Days Lane and Our Lady of the Rosary Catholic Primary Schools.

The property comprises; hall, lounge, fitted kitchen which leads out to a conservatory currently used as a dining room that has been improved with a newly fitted warm up roof. On the first floor there are two bedrooms and a family bathroom with shower over bath.

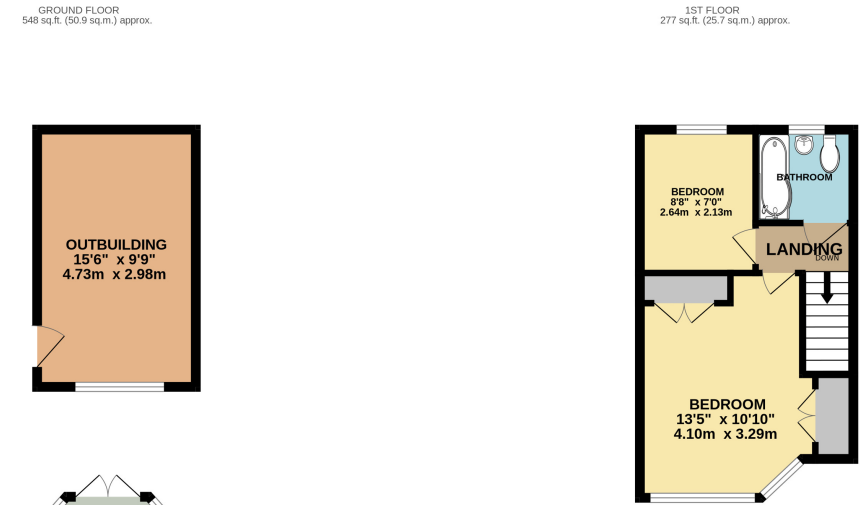
Modernised throughout the property features built in wardrobe to the main bedroom, gas central heating and double glazing.

Outside there is off street parking on the front driveway and a rear garden mainly to lawn with a patio area and a detached garage at the end of the garden, which has been partly converted into a usable room although it will require finishing after completion.

Council Tax Band C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		



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TOTAL FLOOR AREA : 825 sq.ft. (76.6 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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