

£410,000

Annandale Road, Sidcup, Kent, DA15
8EY

**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 terrace house situated in a very popular road very convenient for Sidcup train station and a short walk to The Oval shopping facilities,

This ideal first time purchase offers great potential to extend the ground floor accommodation.

Presented in good decorative condition the property comprises, hall, lounge and kitchen/diner on the ground floor with two bedrooms and a bathroom on the first floor.

Features include gas central heating, double glazing, fitted kitchen and modern bathroom suite.

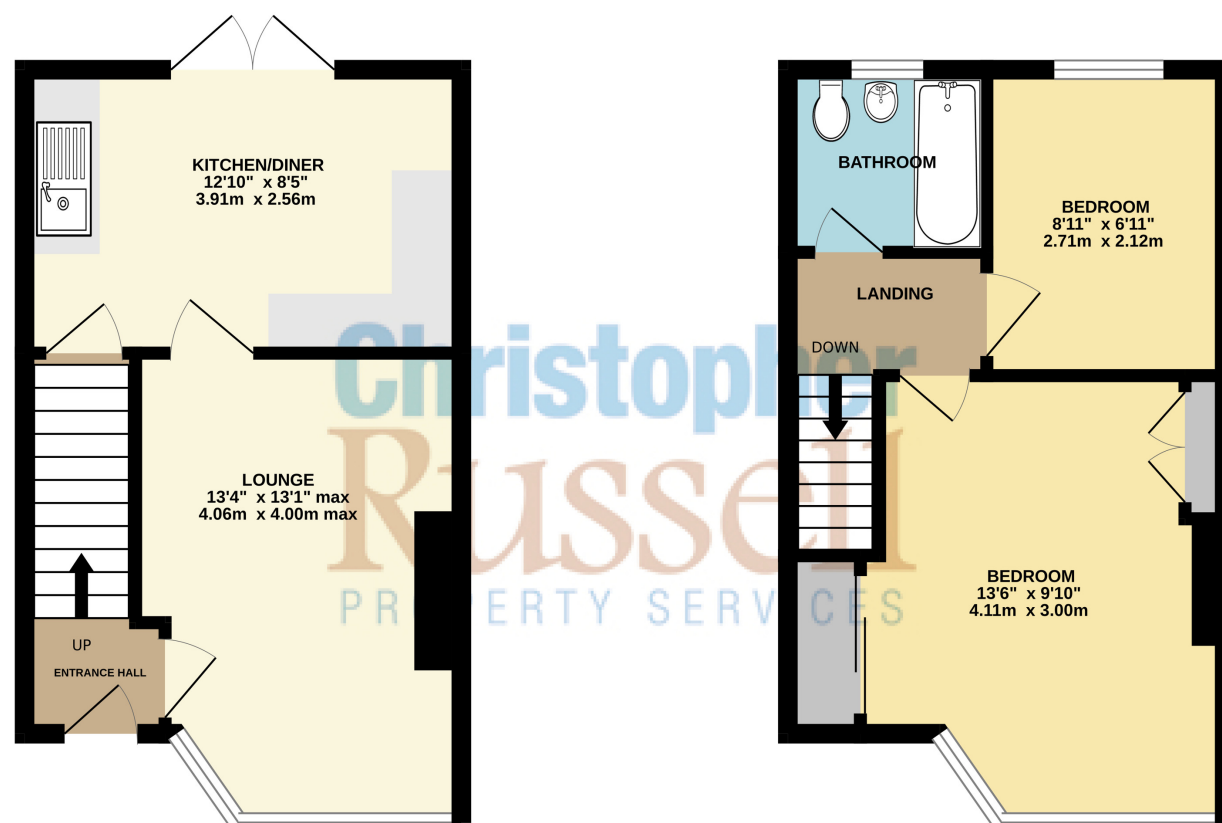
Outside there is off street parking on the front driveway and a rear garden extending approximately 70ft featuring a decked patio and lawn.

Council Tax Band C.



GROUND FLOOR
278 sq.ft. (25.8 sq.m.) approx.

1ST FLOOR
281 sq.ft. (26.1 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		93
(81-91)	B		
(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			