P.O.A.

Penshurst Avenue, Sidcup, Kent, DA15 9EY

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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Heavily extended four double bedroom, two bathroom end terrace house presented in excellent decorative condition that was subject to a full refurbishment several years ago and finished to a very good standard. Featuring a very large garden room to the rear of a larger than average landscaped rear garden that extends approximately 200ft . Garden room fitted with mains water, electricity and sewer connections. The room could be used for a number of purposes which could include; annex, office from home or a games room.

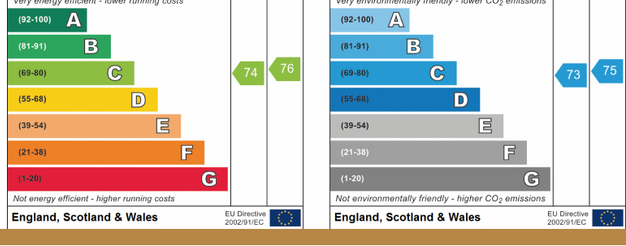
Situated in a popular road within a short walk to Chatsworth Infant, Burnt Oak, Holy Trinity and Sherwood Park Primary Schools this spacious family home comprises; long entrance hall with oak flooring, cloakroom, large through lounge, kitchen/diner and utility room on the ground floor with four bedrooms, master with en-suite and a family bathroom on the first floor.

Featuring gas central heating, double glazing, modern fitted kitchen, modern bathroom and en-suite, re-tiled roof, detached garage in addition to the unique garden room, landscaped rear garden with power and lighting extending approximately 200ft and off street parking for two cars on the front driveway.

GROUND FLOOR
APPROX. FLOOR
AREA 1537 SQ.FT.
(142.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 596 SQ.FT.
(55.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2133 SQ.FT. (198.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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