



£750,000

Dene Avenue, Sidcup, Kent, DA15 9LD

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Stunning four bedroom extended semi detached house situated in a very popular cul de sac within a short distance to Sidcup train station, Chatsworth Infant, Burnt Oak and Holy Trinity Primary and Chislehurst and Sidcup Grammar Schools.

Featuring a beautiful open planned kitchen/diner/family room this exceptionally well presented family home must be viewed to be appreciated.

This extended family home is presented in excellent decorative condition the property comprises; entrance hall, 22'4" lounge, fantastic kitchen/diner/family room with full width bi-fold doors leading to the rear garden, shower room with WC and a bedroom/office on the ground floor with three double bedrooms and a family bathroom on the first floor.

Modernised to a high standard the property has a wealth of features.

Outside there is off street parking for potentially three cars and a rear garden that extends approximal 80ft feting a large composite decked terrace, lawn, feature composite decked terrace leading to a lawn with established flower borders and a garden shed.

Council Tax Band E.



TOTAL FLOOR AREA: 1665 sq.ft. (154.7 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		
(69-80)	C		
(55-68)	D	63	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			