



Guide Price £400,000

Harcourt Avenue, Sidcup, Kent, DA15

9LH

**Christopher
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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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Guide Price £400,000 to £425,000.

An extended two bedroom terraced house presented in excellent decorative condition, situated in a popular residential location.

This ideal first-time purchase has been well maintained by the current owners and benefits from a modern fitted kitchen, a contemporary four-piece bathroom suite with both a bath and separate shower enclosure, double glazing and gas central heating.

The accommodation comprises an extended entrance hall, a through lounge/diner and an extended kitchen on the ground floor.

To the first floor are two bedrooms and a spacious family bathroom.

Externally, the property benefits from a front driveway providing off-street parking.

The rear garden has been designed for low maintenance and features two patio areas with a central artificial lawn.

There is also a rear gate providing pedestrian access and a garden shed for additional storage.

Council Tax Band D.

Agents Note: Material Information is available online as brochure 2 below.



GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.

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



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TOTAL FLOOR AREA : 678 sq.ft. (63.0 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	60	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			