



**Guide Price From £500,000**

**Beech Avenue, Sidcup, Kent, DA15 8NH**

**Christopher Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Guide Price From £500,000 to £525,000.

Three bedroom semi-detached chalet style house that has been modernised and is presented in excellent decorative condition situated close to The Oval shops with its excellent variety of locals shops and bars.

Offering great potential to extend and remodel (STLPP) to a substantially larger family home, the current accommodation comprises, entrance hall, lounge, dining room, conservatory, kitchen, and shower room. On the first floor there are two good size double bedrooms, and the master features an en suite WC.

Features include gas central heating, double glazing, modern fitted kitchen, modern fitted bathroom, large garage with power and off street parking for several cars.

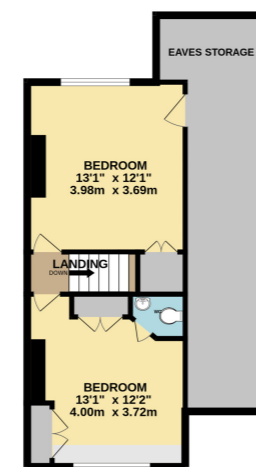
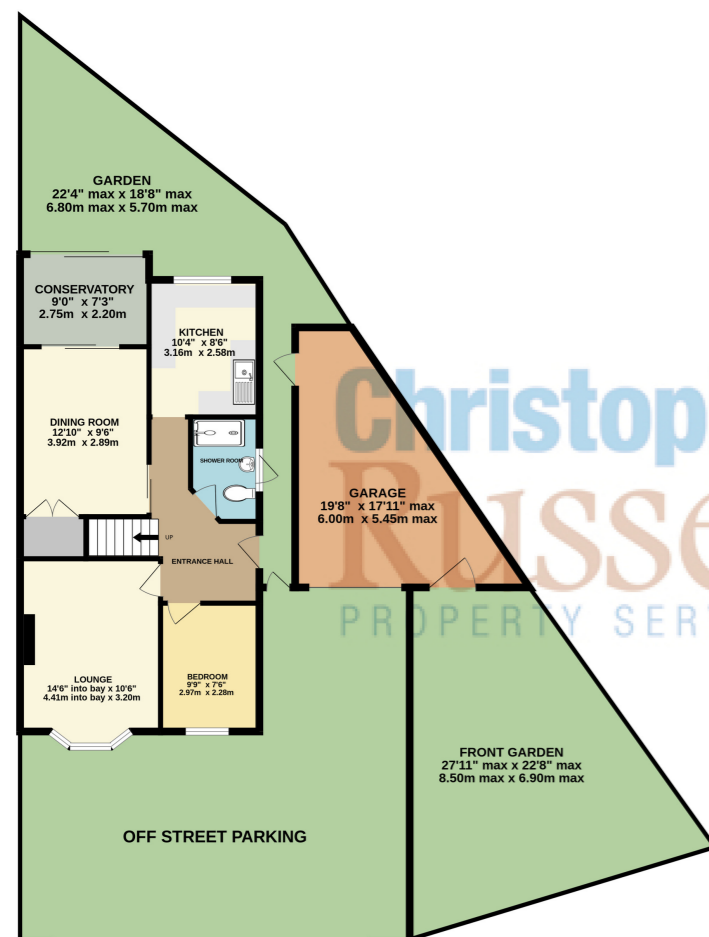
To the rear is a patio and a lovely secluded garden to the side of the property. Access to the garage is from the front driveway and also from the rear/side garden.

Council Tax Band E.



GROUND FLOOR  
881 sq.ft. (81.9 sq.m.) approx.

1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1430 sq.ft. (132.8 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			