



£450,000

Mount Culver Avenue, Sidcup, Kent,
DA14 5JW

**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.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Three bedroom semi detached house situated in a great location offering excellent opportunity to extend to the rear, side and loft space.

Presented in good decorative condition the property comprises a long hallway, lounge, kitchen, dining room and bathroom on the ground floor with three bedrooms on the first floor.

The property features double glazing, gas central heating, fitted kitchen and modern bathroom suite.

There is a driveway at the front that provides off street parking and a private secluded rear garden.

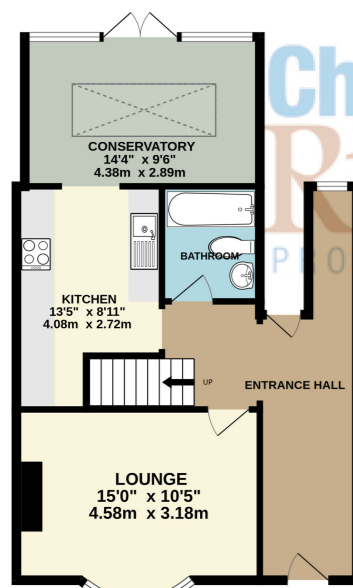
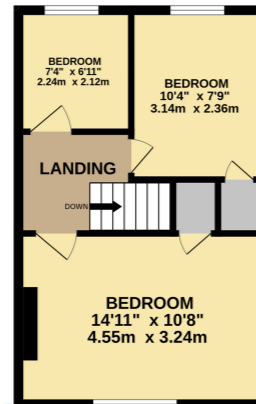
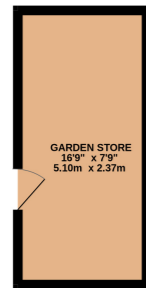
Agents Note; The hallway extension is of timber construction and may not conform to current building regulations. The seller has no paperwork from the local authority to confirm planning permission was permitted but will offer an indemnity insurance policy for the buyers mortgage lender.

Council Tax Band D.



GROUND FLOOR
742 sq.ft. (69.0 sq.m.) approx.

1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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 is given 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		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			