



Guide Price From £450,000
Cedar Avenue, Sidcup, Kent, DA15 8NL

Christopher Russell
PROPERTY SERVICES



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Guide Price From £450,000 to £475,000.

A three bedroom semi detached chalet style house, situated in a sought after road close to The Oval shops and restaurants and conveniently located for transport links.

The property requires modernisation and refurbishment and this is reflected in the asking price.

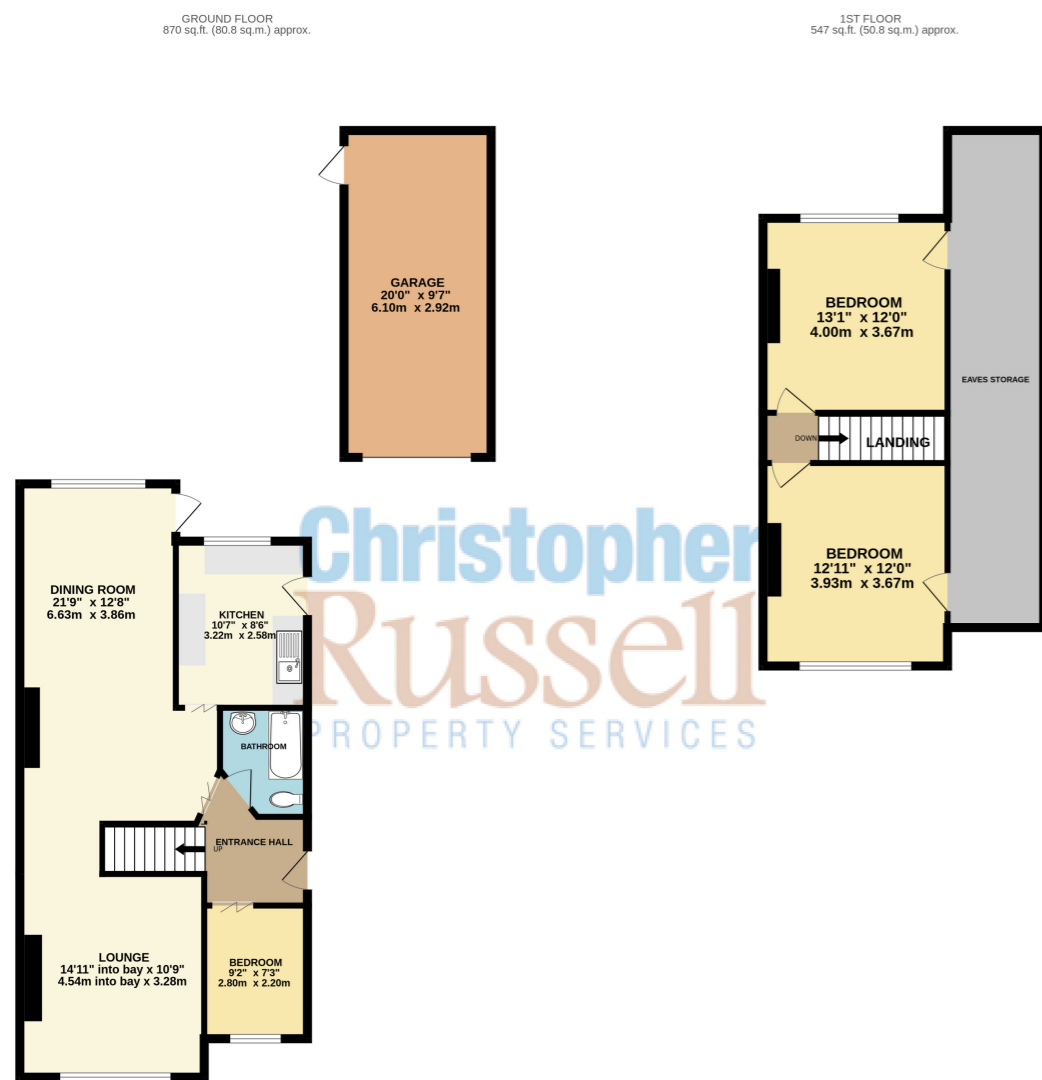
Accommodation comprises to the ground floor extended through lounge/dining room, kitchen, bathroom and bedroom.

To the first floor are two double bedrooms with access to eaves storage.

This property offers a superb opportunity to extend to provide a substantial family home, subject to planning permission.

Please note that it is believed the extension to the dining room is of single skin brickwork.

Council Tax Band E.



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TOTAL FLOOR AREA : 1416 sq.ft. (131.6 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	