



**Guide Price £390,000**

**Curran Avenue, Sidcup, Kent, DA15**

**8RP**

**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.

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**Christopher Russell Property Services**

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Guide Price From £390,000 to £410,000.

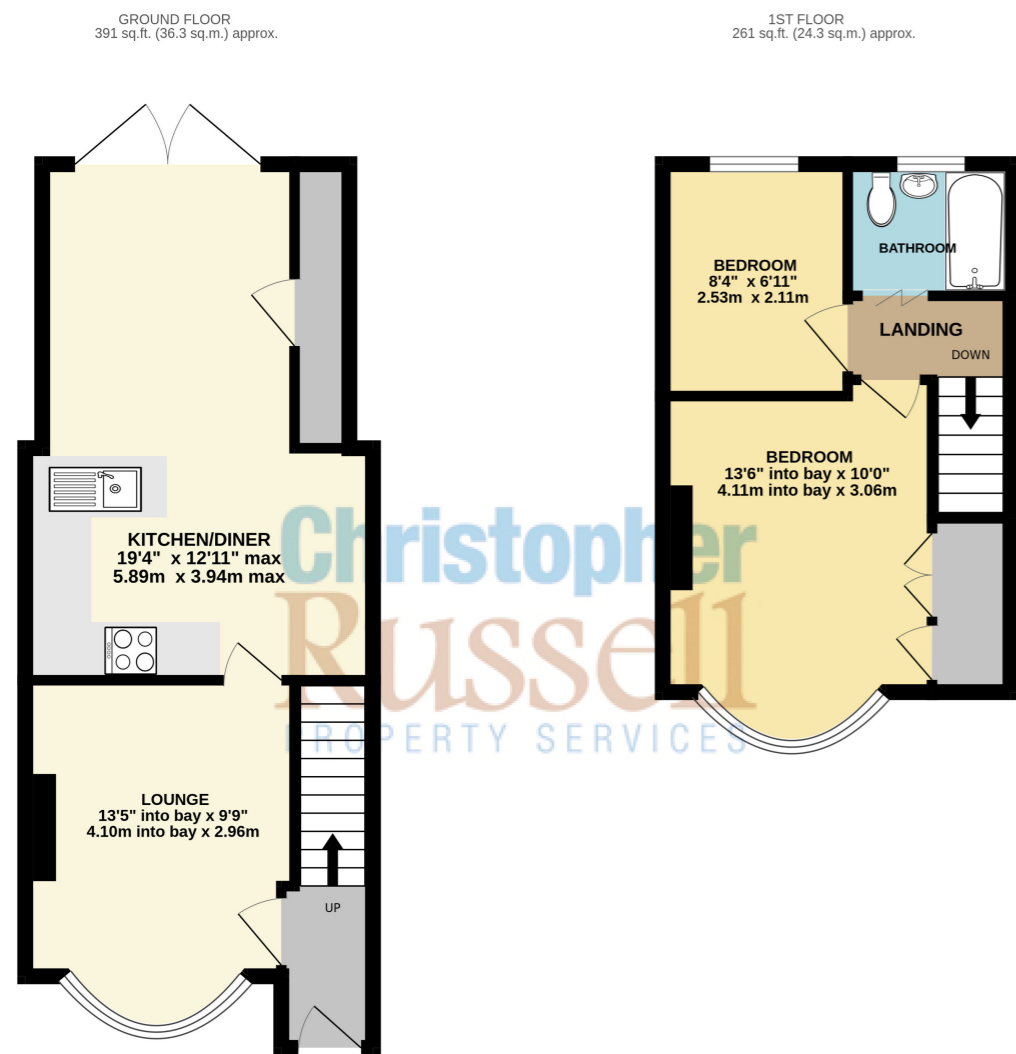
Two bedroom round bay fronted terrace house extended on the ground floor to feature a really good sized dining room that is open planned to the kitchen.

Situated in a popular residential road under one mile to Falconwood and Welling train stations and very convenient for local shopping facilities this recently decorated and well presented home is an ideal first time purchase.

The accommodation comprises, entrance hall, lounge, kitchen which then leads into a good sized dining room on the ground floor with two bedrooms and a bathroom on the first floor.

Features include gas central heating, double glazing, modern fitted kitchen and bathroom suite. There is off street parking on the front driveway and a rear garden that features a patio and lawn to the rear which extends approximately 60ft.

Council Tax Band C.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 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+)                                       | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         | 79        |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> | 46      |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |
| England, Scotland & Wales                   |          |         |           |

EU Directive 2002/91/EC