



Guide Price £850,000
Harland Avenue, Sidcup, Kent, DA15
7NY

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

Guide Price £850,000 to £875,000.

A stunning and beautifully presented four bedroom semi detached house, that has been recently extended and subject to extensive modernisation, finished to an exceptionally high standard.

The property is situated in a very sought after and prime location close to all amenities, a short distance from Sidcup and New Eltham train stations and the Ofsted 'Outstanding' Dulverton Primary School and Chislehurst and Sidcup Grammar School.

This modern and spacious family home comprises to the ground floor; entrance hall, lounge, reception dining room leading to the open plan kitchen diner and family room, utility room and cloakroom, as well as an integral garage. The first floor comprises of four bedrooms, family bathroom, separate shower room and loft access. There is the benefit of considerable additional storage in the part boarded loft space.

Fully modernised throughout, the property provides contemporary open plan living on the ground floor that features a modern fitted kitchen with quartz worksurfaces, central island and a range of integrated appliances. The open plan area is framed by full width floor to ceiling Panoramic sliding patio doors with a level walk out to a patio combination of granite paved and composite decking, creating a wonderful entertaining space.

The property achieves EPC rating 'C' and benefits from being fully double glazed with heating and hot water provided by an energy efficient ATAG combination boiler system.

Outside to the rear is a 99ft South facing landscaped garden, with a heated and powered garden room with separate heated garden office with ethernet connection. To the front is off street driveway parking with an electric car charge point. The integral garage has an up and over door to maximise internal space and is equipped with power and shelving.

Council Tax Band F



TOTAL FLOOR AREA : 1879 sq.ft. (174.6 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.
Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		