



Guide Price From £775,000
Cedar Avenue, Sidcup, Kent, DA15 8NL

Christopher Russell
PROPERTY SERVICES



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

Guide Price From £775,000 to £800,000

An exceptional four-bedroom semi-detached chalet-style house, comprehensively refurbished and finished to an outstanding standard throughout.

Located in a sought after location, the property is just a short walk from The Oval shopping parade, offering an excellent array of coffee bars, restaurants, wine bars, and local amenities.

The home is perfectly positioned for some of the area’s most highly regarded schools, including Days Lane and Our Lady of the Rosary Primary Schools, with Bexley Grammar also within easy reach. Sidcup and New Eltham train stations provide excellent commuter links.

Internally, this elegant family home boasts a beautiful open-plan kitchen, dining, and family space designed for modern living, complemented by a separate, generously proportioned lounge.

There are four beautifully appointed bedrooms and two luxurious bathrooms, all finished with meticulous attention to detail.

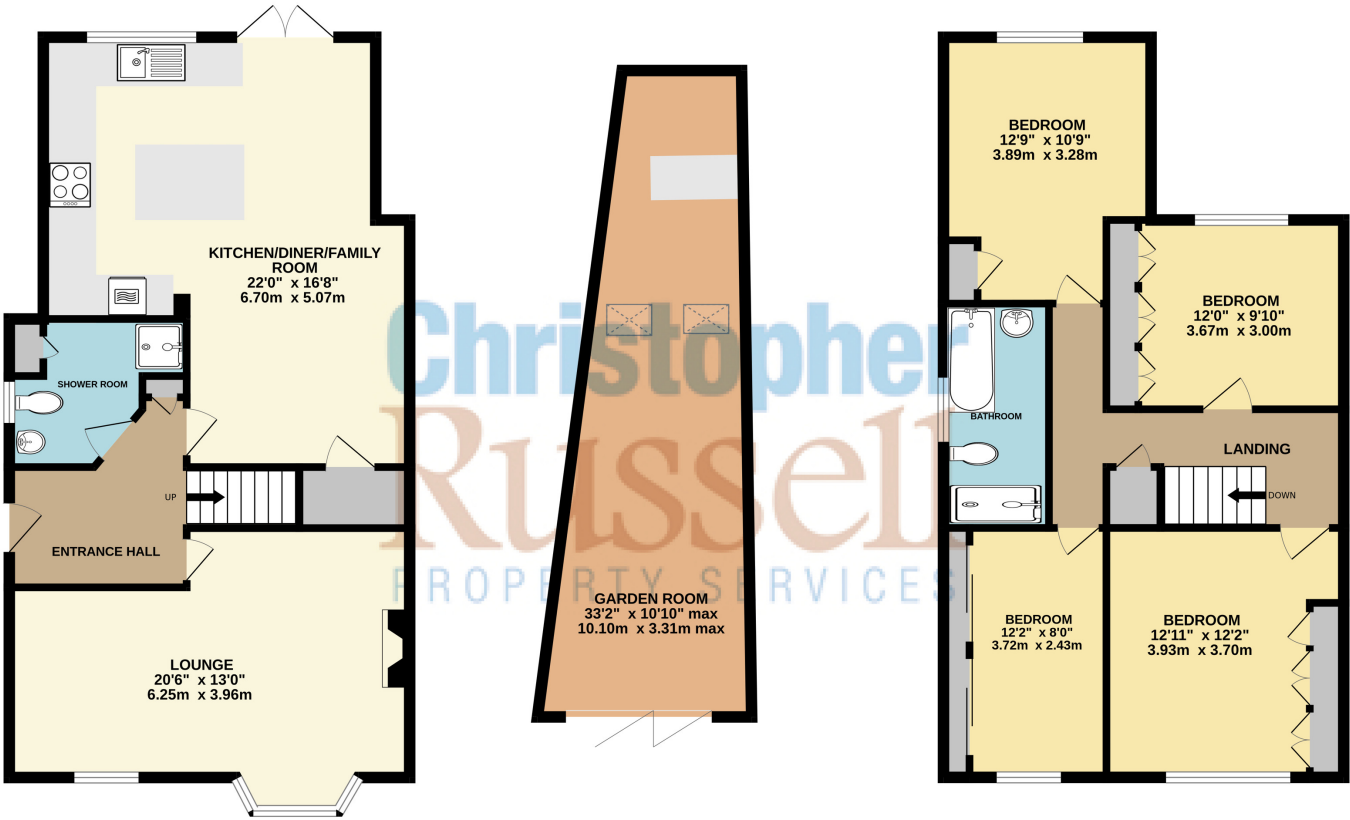
Externally, the landscaped rear garden features a striking brick-built garden room, creating a standout space ideal for entertaining, working from home, or relaxation.

To the front, the property is set back from the road and offers ample off-street parking, completing this truly impressive home.



GROUND FLOOR
1022 sq.ft. (95.0 sq.m.) approx.

1ST FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 1707 sq.ft. (158.6 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+) 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		
EU Directive 2002/91/EC		
England, Scotland & Wales		