



Guide Price £385,000
Sherwood Park Avenue, Sidcup, Kent,
DA15 9JL

Christopher Russell
PROPERTY SERVICES



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Guide Price £385,000 to £400,000.

Extended two bedroom house presented in good decorative condition featuring a South facing rear garden that backs onto Penhill Park.

The property comprises; extended entrance hall, L shaped through lounge/diner, extended kitchen on the ground floor with two bedrooms and modern bathroom suite on the first floor.

The property features a retiled roof, gas fired central heating, double glazing, fitted kitchen and built in wardrobes to the main bedroom.

Outside there is off street parking on the front driveway and a South facing rear garden that has access into a detached garage with light that is currently used as a gym.

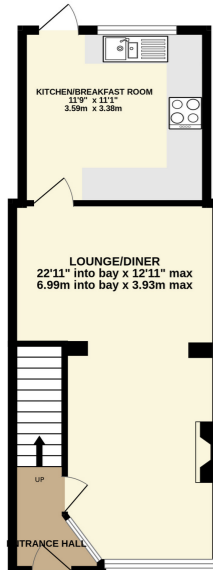
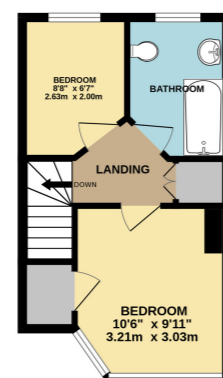
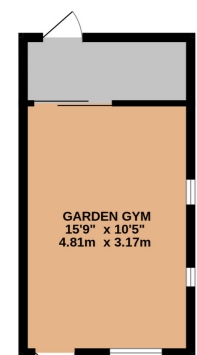
The garage has a door leading out to a rear service road and access onto Penhill Park.

Council Tax Band C.



GROUND FLOOR
633 sq.ft. (58.6 sq.m.) approx.

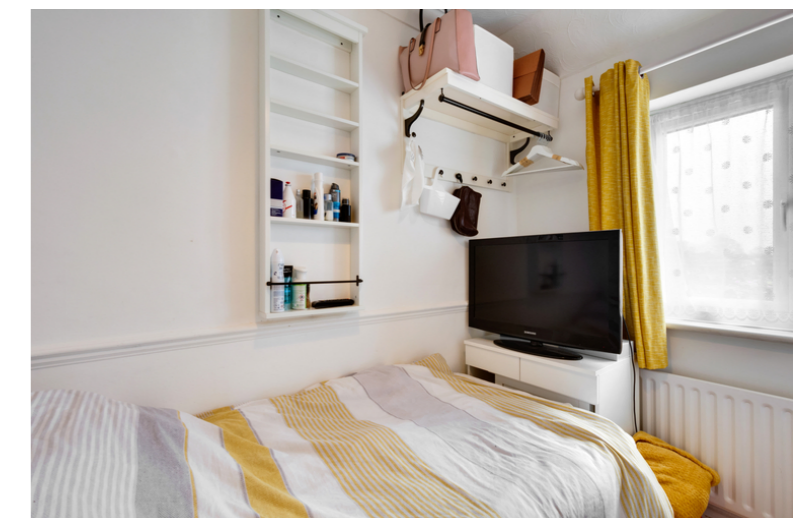
1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



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TOTAL FLOOR AREA : 913 sq.ft. (84.8 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			
		61	79
EU Directive 2002/91/EC			
England, Scotland & Wales			