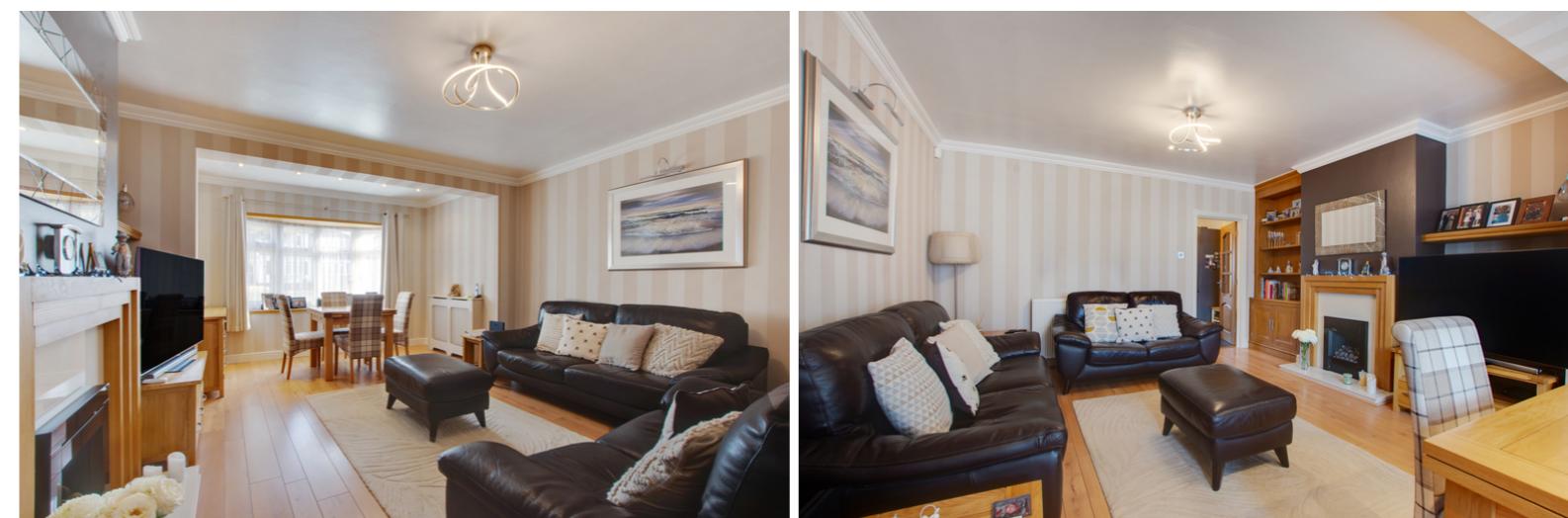


**Guide Price £475,000**  
**Wyncham Avenue, Sidcup, Kent, DA15**  
**8EU**



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

Guide Price £475,000 to £500,000.

Extended two double bedroom semi-detached house featuring an en suite dressing room with built in shower enclosure to the second bedroom.

Presented in good decorative condition the property comprises, entrance hall, extended lounge, small breakfast room/utility area and kitchen on the ground floor with two double bedrooms, family bathroom and the en suite/walk in wardrobe to the first floor.

This family home features double glazing, gas central heating with an up-to-date service history.

Situated in a prime and popular location, this well-presented family property is approximately one mile to Sidcup and New Eltham Train Stations. A short walk to Days Lane and Our Lady of the Rosary Primary Schools, Bexley Grammar and Blackfen School For Girls and is also very convenient for The Oval shopping facilities.

Outside there is a good, sized driveway featuring ample off-street parking and a detached garage to the side with an up and over door.

The 60ft rear garden features a good patio, lawn area and a good variety of established shrubs and planters plus a patio at the rear.

Council Tax Band D.



TOTAL FLOOR AREA: 956 sq.ft. (88.8 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. The services, fixtures and fittings shown may not be in working order and should be tested 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>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		62
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			