



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

**Christopher Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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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.

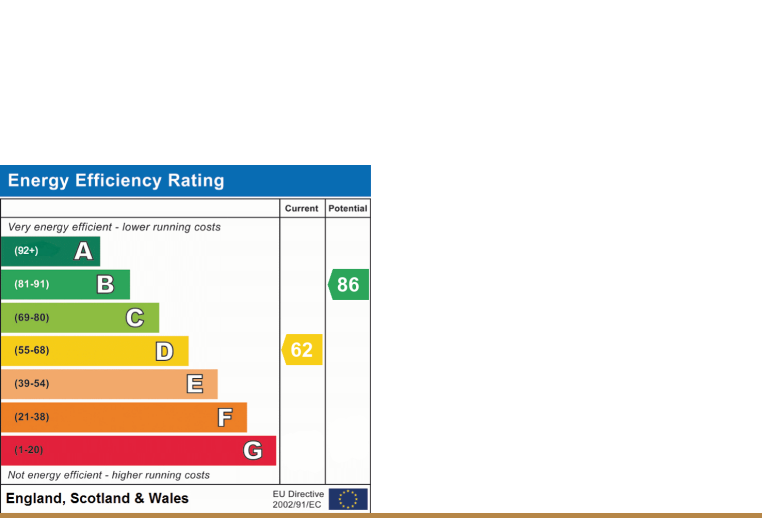
This family home features double glazing, gas central heating with an up-to-date service history.

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. 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		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		