



Guide Price £625,000

York Avenue, Sidcup, Kent, DA15 7LJ

Christopher Russell PROPERTY SERVICES



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Guide Price £625,000 to £650,000.

A four-bedroom semi-detached house situated in a sought-after location within a short walk of Sidcup train station, Dulverton Primary School and Chislehurst and Sidcup Grammar School.

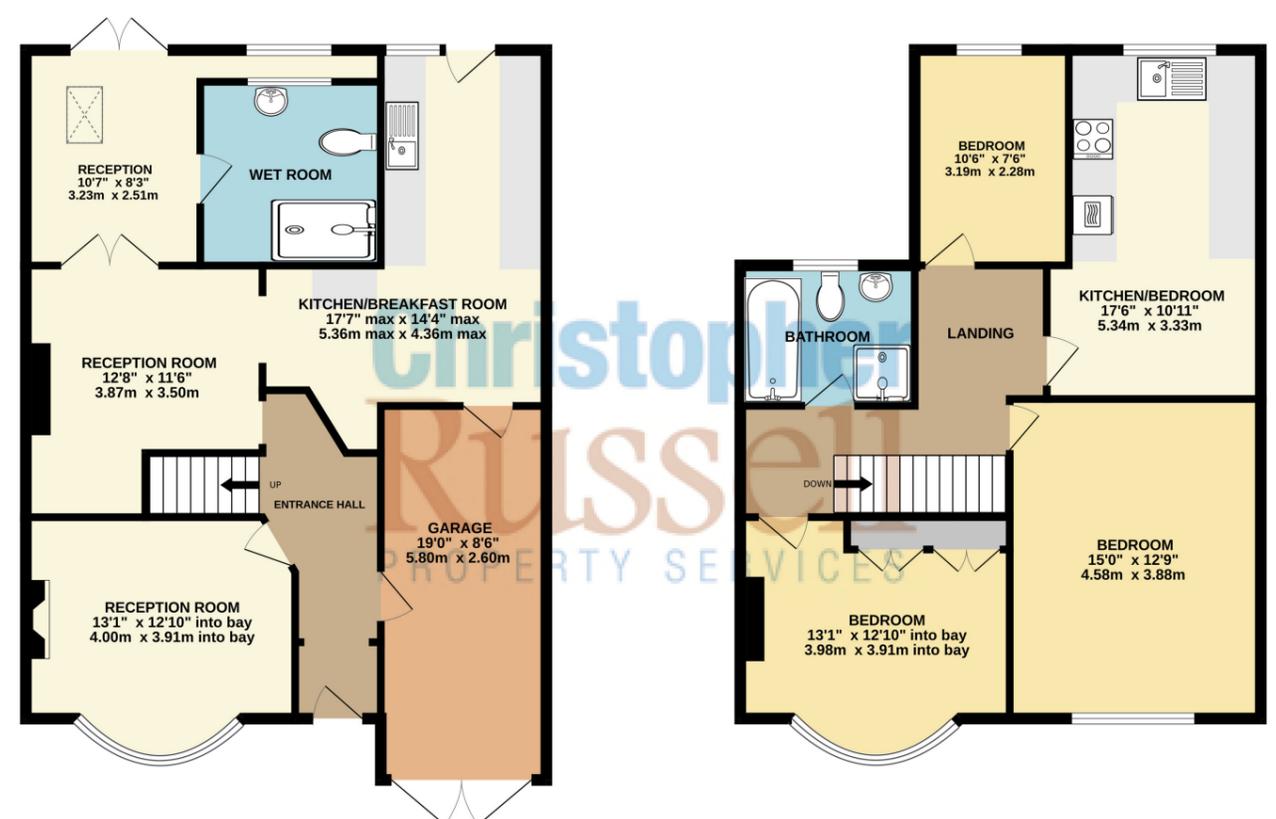
The property requires remodelling and modernisation internally, offering an ideal opportunity for a buyer to refurbish and design the home to their own taste and specification.

Council Tax Band D.

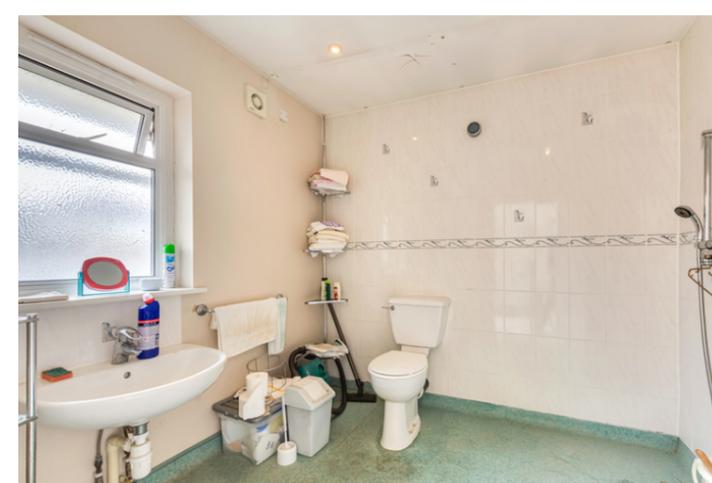


GROUND FLOOR
923 sq.ft. (85.8 sq.m.) approx.

1ST FLOOR
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA: 1728 sq.ft. (160.6 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	75	80
(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	