



£395,000
Lyndon Avenue, Sidcup, Kent, DA15
8RL

Christopher
Russell
PROPERTY SERVICES



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

Round bay fronted three bedroom terrace house offered as end of chain situated in a no through road a short walk to Blackfen Road with its good transport links to Sidcup, New Eltham or Eltham Train stations.

The accommodation comprises, hall, through lounge/diner, kitchen, sun room/conservatory and shower room on the ground floor, two bedrooms on the first floor and a loft conversion forms the third bedroom on the second floor.

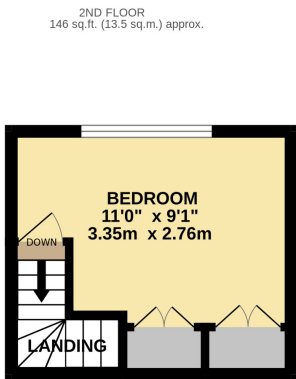
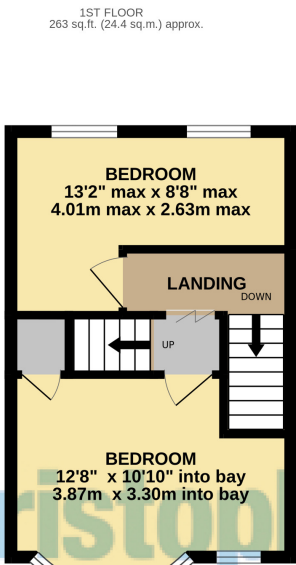
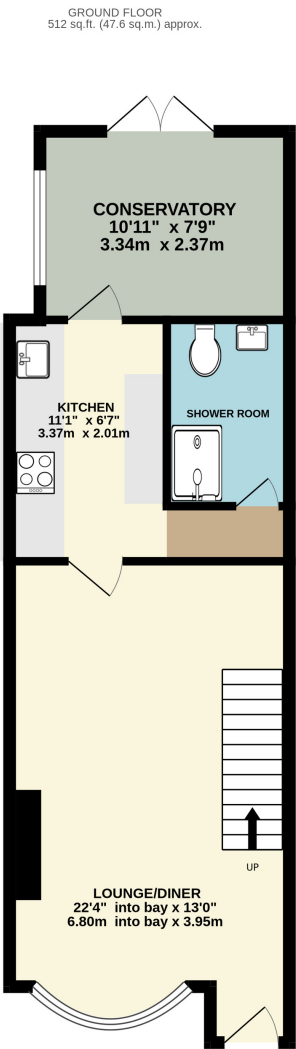
The property has been well maintained and features gas central heating, double glazing and a fitted kitchen and window shutters were fitted.

Outside there is off street parking on the front driveway and a South/West rear garden extending approximately 100ft.

Council Tax Band C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	82
(69-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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TOTAL FLOOR AREA : 921 sq.ft. (85.5 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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