



Offers in Excess of £539,000

Pinewood Avenue, Sidcup, Kent, DA15 8BD

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

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

UNEXPECTELEY RE-AVAILABLE

Beautifully presented three bedrooms semi detached house, situated in a very popular location very convenient for Sidcup and New Eltham train stations, several excellent primary, grammar and secondary schools.

Fully modernised this ideal family home comprises; entrance hall, through lounge diner which is then open planned to the kitchen on the ground floor with three bedrooms and a family bathroom on the first floor.

Modernised throughout the property features a modern fitted kitchen and bathroom, gas central heating, double glazing, window shutters where fitted, wood flooring where laid, a modern fitted kitchen and bathroom and a fully boarded and floored loft space with a Velux window accessed via a pull down ladder that could be used as a hobby room if someone wanted to.

Outside there is off street parking for two cars and side access to the rear garden.

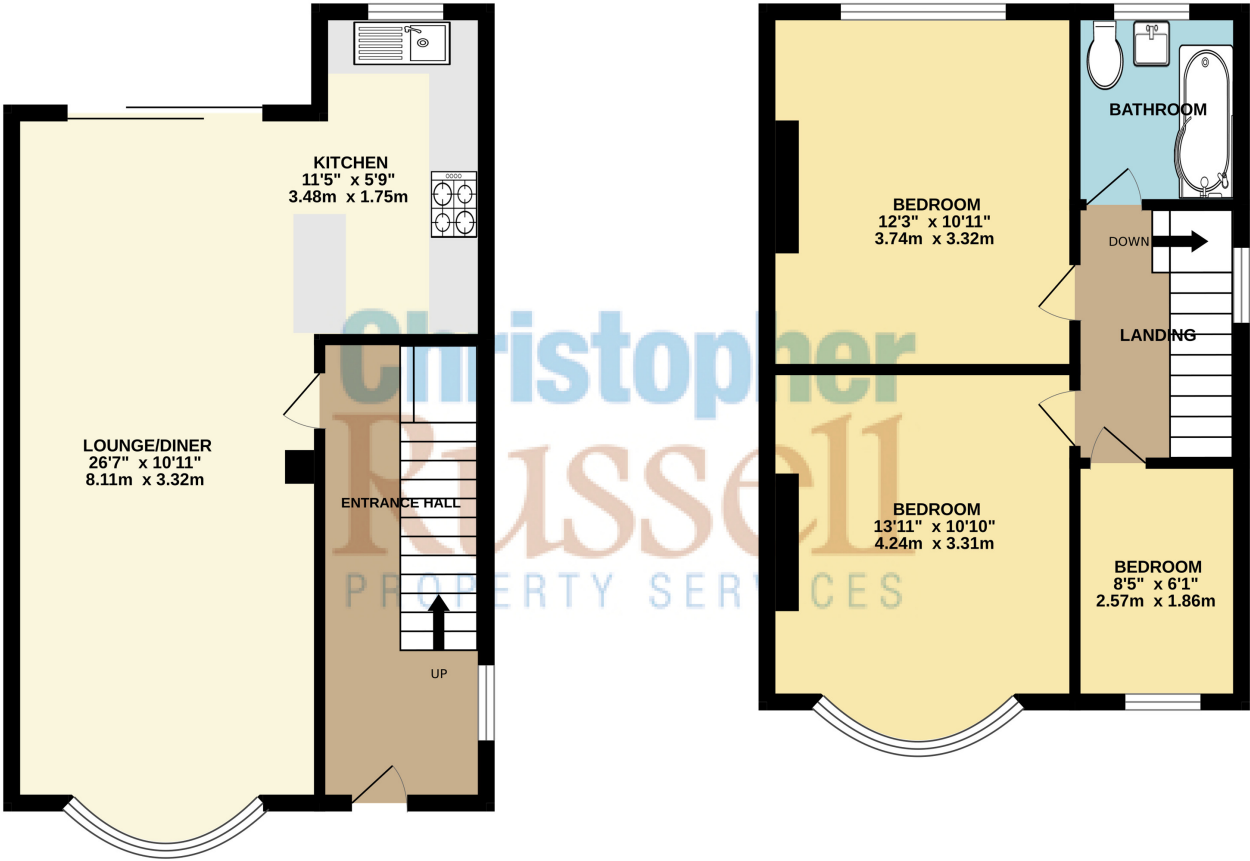
The low maintenance rear garden has been previously landscaped with a large decked patio an area of artificial grass and an outdoors bar.

Council Tax Band D.



GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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.
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	59
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		