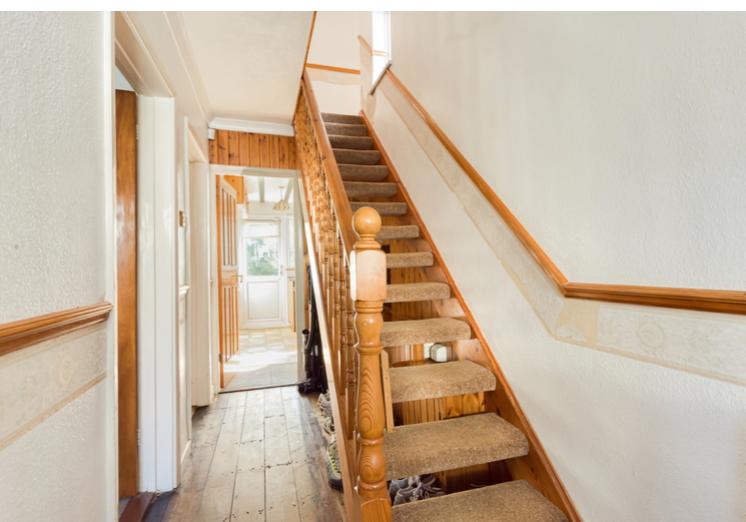


**£573,000**  
**Penshurst Avenue, Sidcup, Kent, DA15  
9EY**



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

Four bedroom semi detached house offered as end of chain situated in a sought after location convenient for several excellent primary schools, Bexley Grammar and Blackfen School for girls.

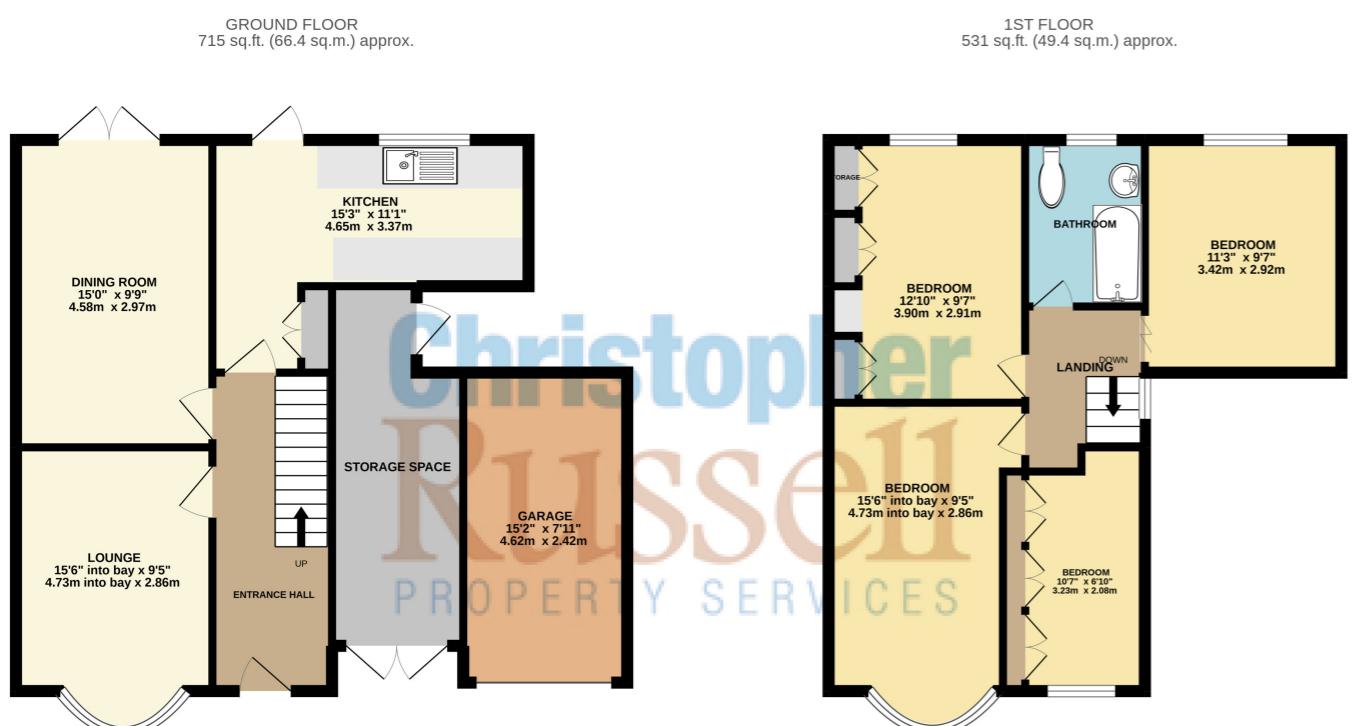
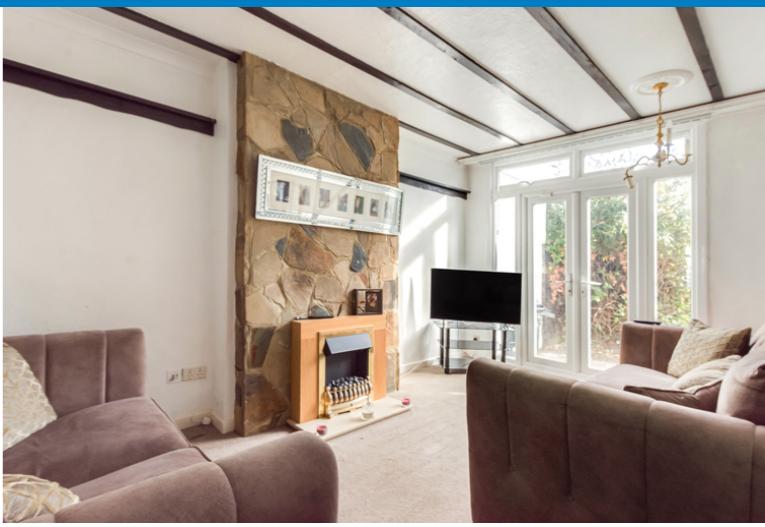
With enormous potential to further extend to the side, the existing accommodation comprises, entrance hall, lounge, dining room and kitchen on the ground floor with four bedrooms and a family bathroom on the first floor.

At the side of the property is a large detached garage, driveway and lawn. The impressive rear garden extends approximately 200ft.

Agents Notes: The garden photos used in the brochure are seasonal.

Council Tax Band E.

Agents Note: Material Information is available online as brochure 2 below.



TOTAL FLOOR AREA : 1246 sq.ft. (115.8 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		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F		51
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			