

Guide Price £425,000
Lyndon Avenue, Sidcup, Kent,



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.

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Guide Price From £425,000 to £435,000.

Extended three bedroom terrace house presented in excellent decorative condition that has been modernised to a good standard.

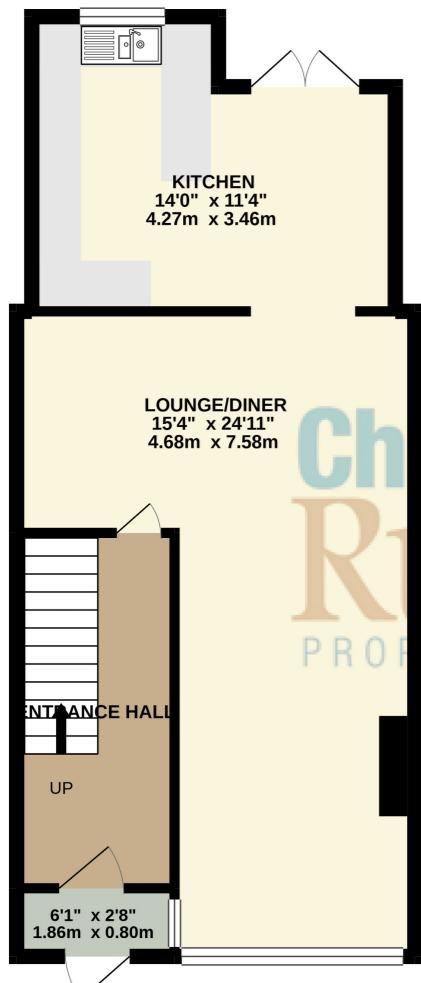
Situated under one mile to Falconwood train station this family home comprises, entrance porch, entrance hall, L shaped lounge/diner, kitchen/breakfast room on the ground floor with three bedrooms and a family bathroom on the first floor.

Features include wood flooring to the lounge/diner, modern fitted kitchen with marble work tops and breakfast bar, modern bathroom suite, gas central heating and double glazing.

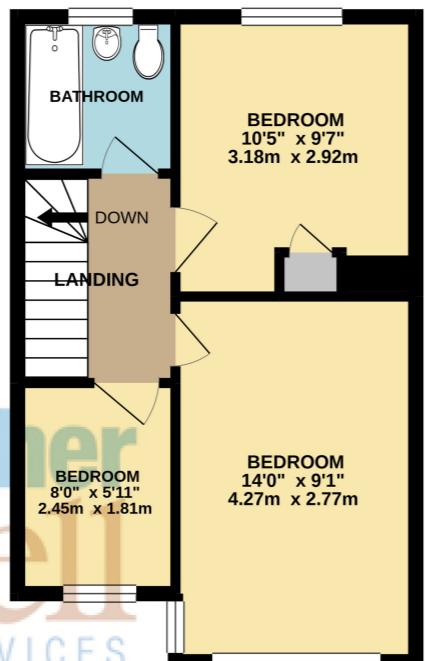
Outside there is off street parking on the front driveway and a rear garden extending approximately 90ft featuring a lawn and a wooden store that needs finishing off internally to create an excellent garden room or office from home.

Council Tax Band D.

GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



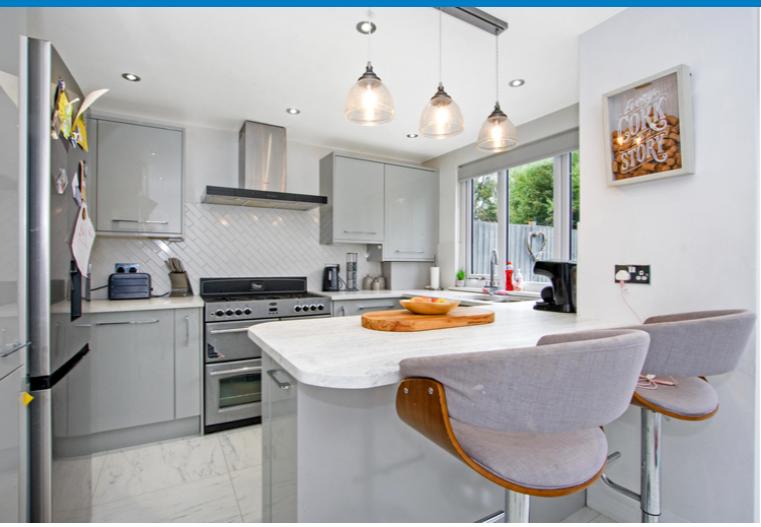
1ST FLOOR
362 sq.ft. (33.7 sq.m.) approx.



**Christopher
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PROPERTY SERVICES

TOTAL FLOOR AREA : 881 sq.ft. (81.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are taken for illustrative purposes only and no warranty is given for inaccuracy, 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			
(92-100)	A		88
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			