



£415,000
Lyndon Avenue, Sidcup, Kent, DA15
8RW

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

Well presented two bedroom round bay fronted house situated in a great location ideal for Falconwood train station, local transport facilities and Blackfen High Road shops. In good decorative condition the property has been very well maintained and features a modern fitted kitchen and bathroom, gas central heating, double glazing and fitted wardrobes to the main bedroom.

The accommodation comprises, entrance lobby, through lounge/diner, extended kitchen on the ground floor and two bedrooms and bathroom on the first floor.

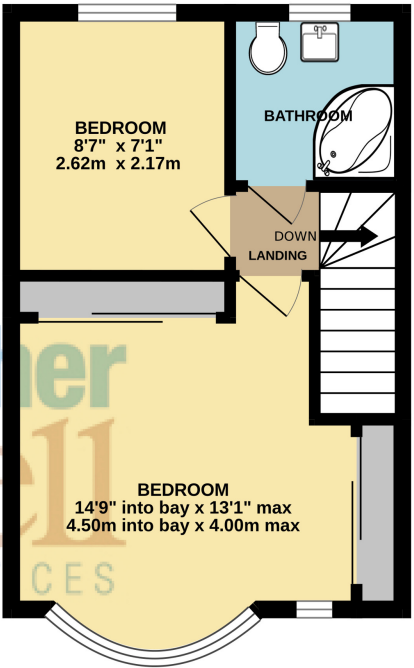
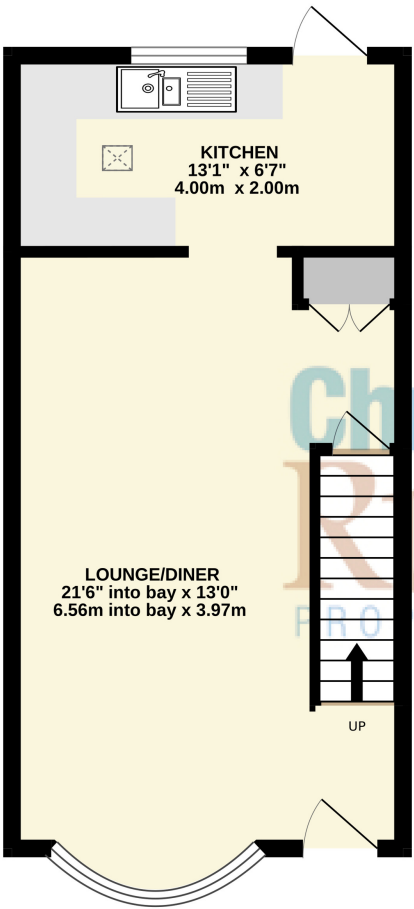
Outside there is off street parking on the front driveway and a rear garden that extends approximately 60ft featuring a paved patio, lawn and a range of established plants and shrubs.

Council Tax Band C.



GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.

1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA: 626 sq.ft. (58.2 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		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		