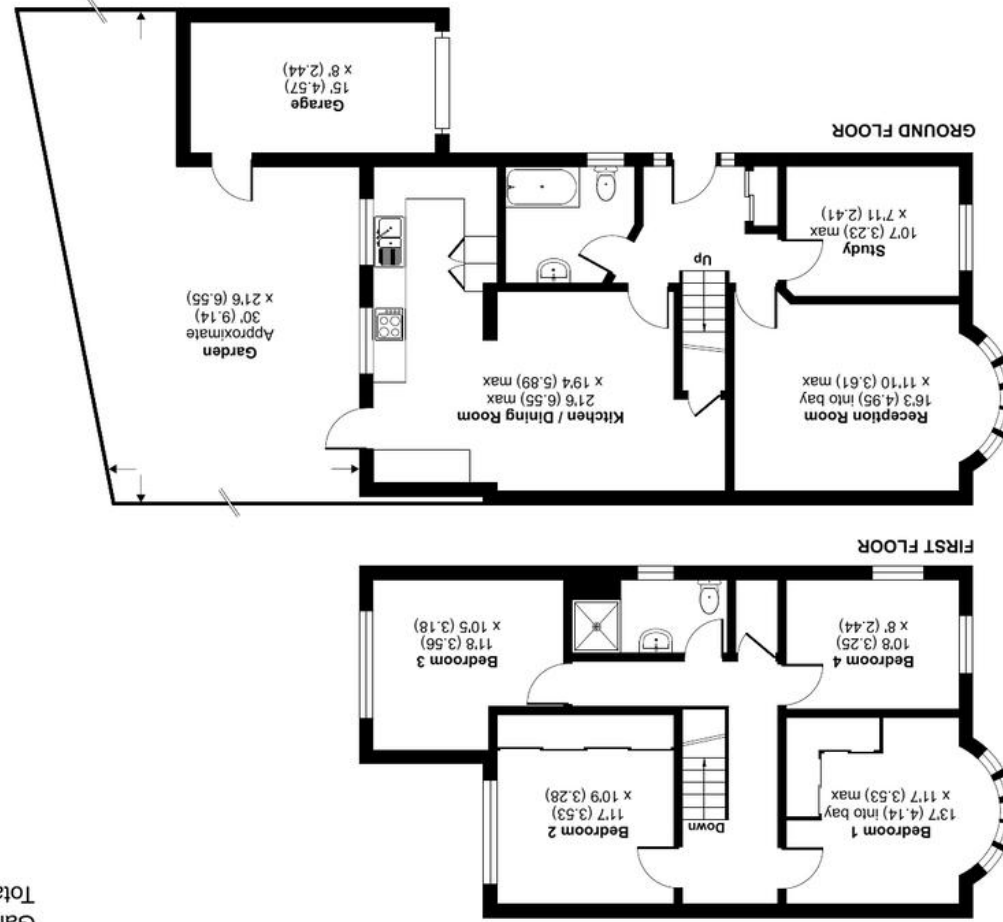


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickcom 2023. Produced for Drewery, REF: 1008253



Marlborough Park Avenue, Sidcup, DA15
 Approximate Area = 1375 sq ft / 127.7 sq m
 Garage = 120 sq ft / 11.1 sq m
 Total = 1495 sq ft / 138.8 sq m
 For identification only - Not to scale



Marlborough Park Ave

Sidcup, DA15 9DY

A spacious 5 bedroom, 2 bathroom, semi detached extended chalet house that sits in a sought after road. Chalet houses are always seen as brilliant family homes and this one offers spacious rooms and in a location that offers easy access to local shops, restaurants, parks and some of the boroughs most sought after schools.

Main Features

- Spacious 5 bedroom semi detached extended chalet
- Short walk to Sidcup station
- Easy access to local shops, restaurants and parks
- Convenient for sought after schools
- Ideal family home
- Bay fronted lounge
- Dining room flowing into rear kitchen extension
- Downstairs bathroom & upstairs shower room
- Off street parking and garage
- Rear garden backing onto parkland

FULL DESCRIPTION

A large semi detached extended chalet house that offers 5 bedrooms and 2 bathrooms and sits in a location that offers easy access to Sidcup station, local shops, restaurants, parks and some highly sought after schools. The house would make a brilliant family home and briefly

comprises of: entrance hall, bay fronted lounge, a dining room that flows into a rear extension and round into the kitchen giving a great open plan feel. Also on the ground floor is study/fifth bedroom and bathroom. To the first floor are four bedrooms and upstairs shower room.

Externally there is off street parking to the front that also features an electric car charging point and a garage to the side. The rear garden has the added bonus of backing onto the local park giving direct access and some beautiful views from the rear bedrooms.

This is the chance to purchase a brilliant family home. Internal viewing is a must so as to appreciate all this house has to offer.

Entrance hall

Lounge

16' 3" x 11' 10" (4.95m x 3.61m)

Kitchen/diner

21' 6" x 19' 4" (6.55m x 5.89m)

Downstairs study/bedroom five

10' 7" x 7' 11" (3.23m x 2.41m)

Downstairs bathroom

First floor landing

Bedroom one

13' 7" x 11' 7" (4.14m x 3.53m)

Bedroom two

11' 7" x 10' 9" (3.53m x 3.28m)

Bedroom three

11' 8" x 10' 5" (3.56m x 3.18m)

Bedroom four

10' 8" x 8' 0" (3.25m x 2.44m)

Upstairs shower room



Outside

Rear garden approximately 30'0 x 21'6
Front garden and driveway with off street parking for several cars.
Garage to side 15'0 x 8'0

Additional Information

Council Tax Band F £2,943 per annum.
Local authority Bexley London Borough Council
Current EPC Rating 71
Potential EPC Rating 81

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.
D612