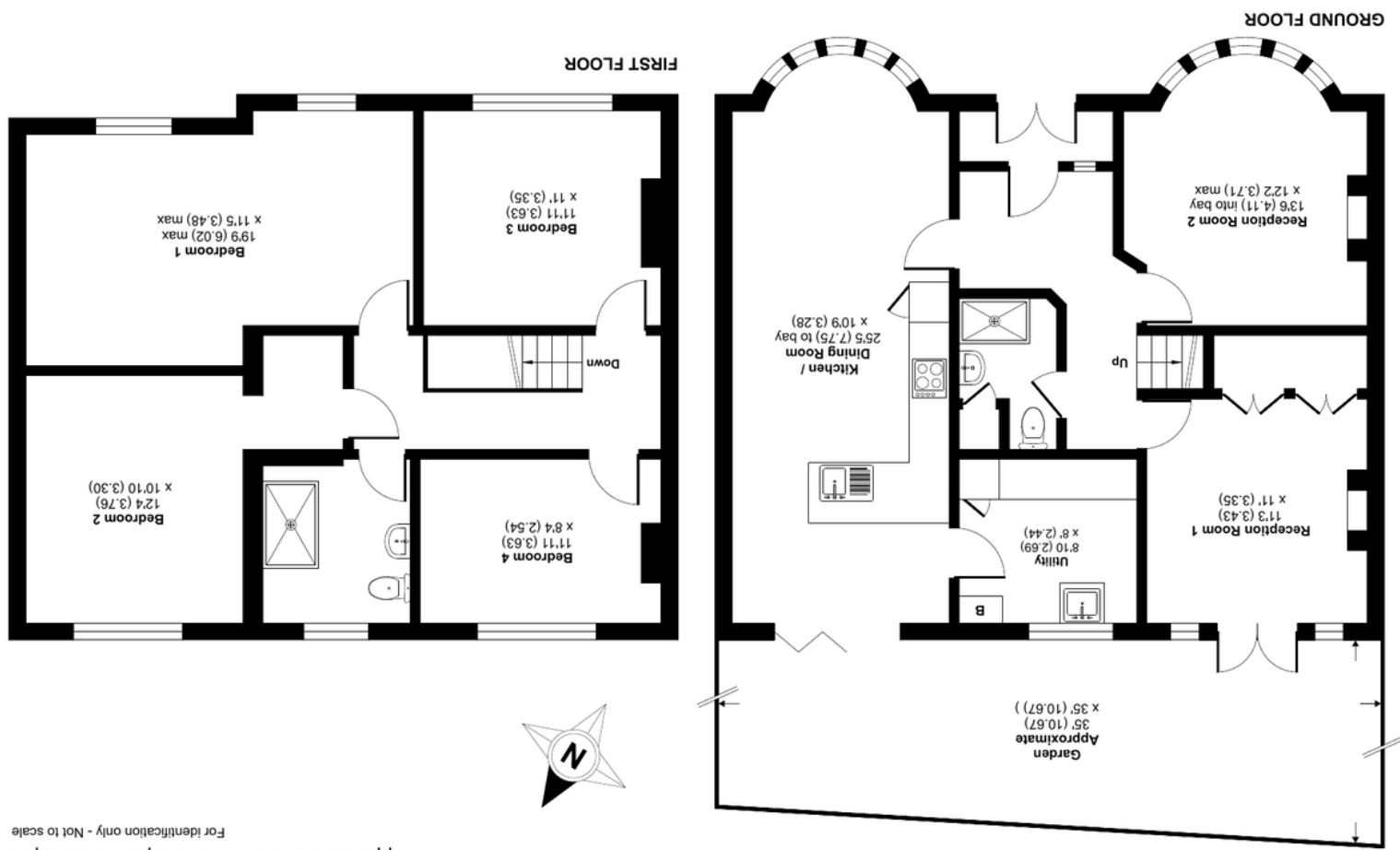


RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nhdccom 2023.  
 Produced for Drewery. REF: 1053312



**Willersley Avenue, Sidcup, DA15**  
 Approximate Area = 1640 sq ft / 152.3 sq m  
 For identification only - Not to scale



# Willersley Avenue

Sidcup, DA15 9EP

A large and well extended 4 bedroom semi detached house that we feel would make a fantastic family home. Situated just a short stroll from The Oval with its local shops and restaurants, as well as offering access to Sidcup train station and some highly sought after schools.

## Main Features

- Large four bedroom semi detached house
- Two reception rooms
- Dual aspect kitchen/diner
- Downstairs shower room & upstairs bathroom
- Off street parking to the front
- Master bedroom and 3 further bedrooms
- Rear garden
- Convenient for sought after schools
- Easy access to Sidcup station

## FULL DESCRIPTION

This large 4 bedroom house offers plenty of space making it what we feel to be a brilliant family home. It has been well extended by the current owner and briefly comprises of: Entrance porch, entrance hall, front lounge, a large kitchen/diner that runs front to back, a utility room, a further second reception and a downstairs shower room. Then on the first floor landing is the family bedroom and four good sized bedrooms with the master bedroom being a real statement room.

Externally there is plenty of parking to the front and a rear garden with lawn and decking area.

Internal viewing comes highly recommended and the property is situated in a location that offers a short stroll to The Oval with its variety of shops and popular restaurants and also offers access to Sidcup train station and some highly sought after schools.

## Entrance hall

### Lounge

13' 6" x 12' 2" (4.11m x 3.71m)

### Reception two

11' 3" x 11' 0" (3.43m x 3.35m)

### Kitchen/diner

25' 5" x 10' 9" (7.75m x 3.28m)

### Utility room

8' 10" x 8' 0" (2.69m x 2.44m)

### Downstairs shower room

### First floor landing

### Bedroom one

19' 9" x 11' 5" (6.02m x 3.48m)

### Bedroom two

12' 4" x 10' 10" (3.76m x 3.3m)

### Bedroom three

11' 11" x 11' 0" (3.63m x 3.35m)

### Bedroom four

11' 11" x 8' 4" (3.63m x 2.54m)

### Bathroom



## Outside

Rear garden approx. 35' x 35'

Ample off street parking to front via paved driveway.

## Additional Information

Council Tax Band E £2,491 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 67

Potential EPC Rating 85

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.  
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