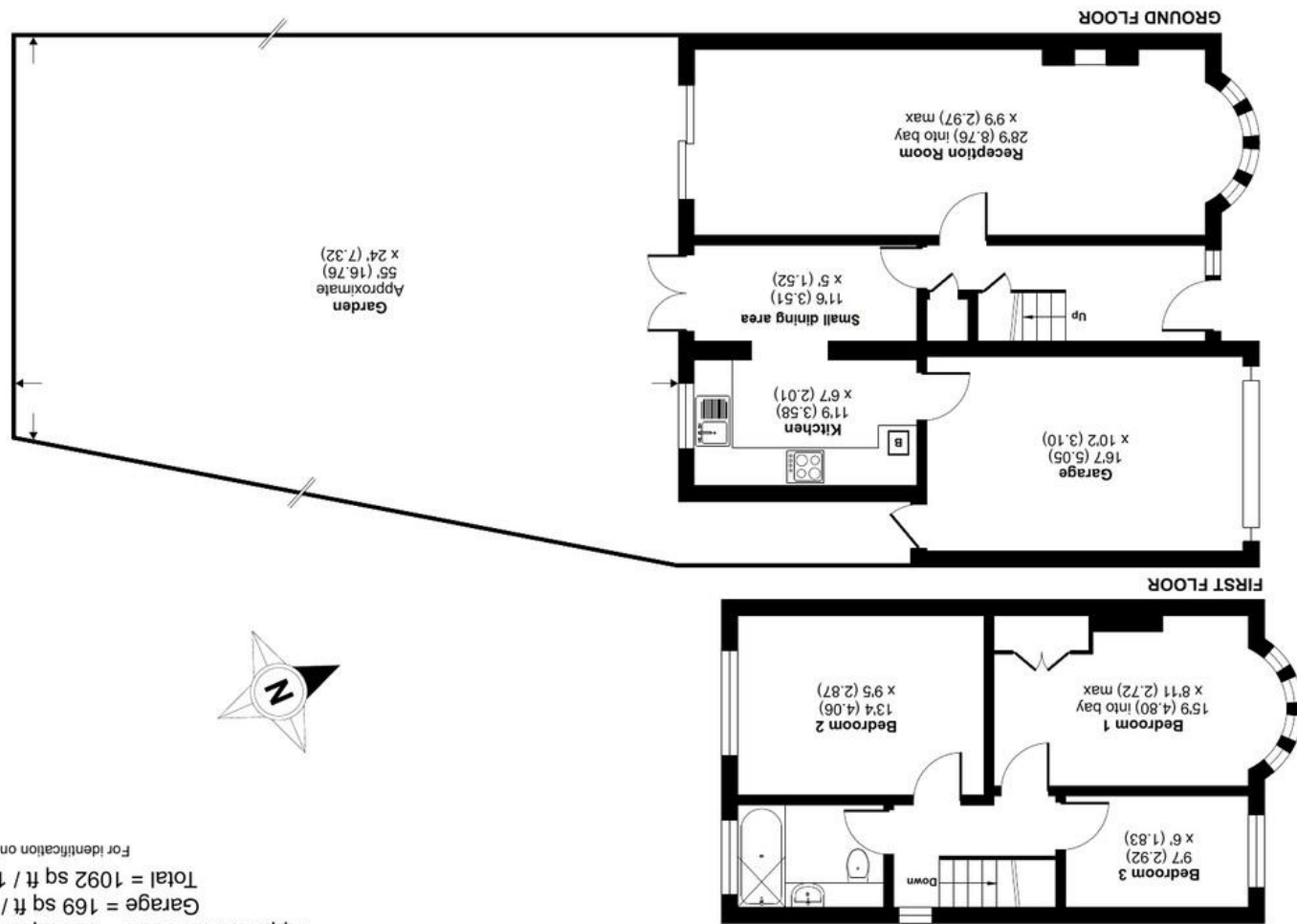


Produced for Drewery, REF: 1039980  
 International Property Measurement Standards (IPMS2 Residential), © rdhcom 2023.  
 Certified Property Measurer



Approximate Area = 923 sq ft / 85.7 sq m  
 Garage = 169 sq ft / 15.7 sq m  
 Total = 1092 sq ft / 101.4 sq m  
 For identification only - Not to scale

**York Avenue, Sidcup, DA15**



# York Avenue

Sidcup, DA15 7LJ

A well presented 3 bedroom semi detached house that sits in such a popular tree lined road. The house offers easy access to Sidcup train station, local parks and some of the boroughs most sought after schools. We feel it would make a great family home as it also offer fantastic potential to be extended further (STPP). Internal viewing comes highly recommended.

## Main Features

- 3 bedroom semi detached house
- Popular tree lined road
- Easy access to Sidcup station, local parks and sought after schools
- Potential to extend further (STPP)
- Internal viewing recommended
- 2 receptions

## FULL DESCRIPTION

Offered for sale is this very well presented 3 bedroom semi detached house that sits in a popular tree lined road. York Avenue offers easy access to Sidcup train station, shops, parks and some highly sought after schools.

The house briefly comprises of: entrance hall, a spacious through lounge, dining room, a modern kitchen that offers great potential to be opened up into the dining room (therefore offering a rear kitchen/ diner).

There is integral access to the garage and then on the first floor are 3 bedrooms and a family bathroom.

Externally there is a garage, off street parking and a beautiful rear garden that features a lawn and two patio areas.

This house has been really well looked after by its current owners and internal viewing comes highly recommended.

## Entrance hall

### Through lounge

28' 9" x 9' 9" (8.76m x 2.97m)

### Small dining area

11' 6" x 5' 0" (3.51m x 1.52m)

### Kitchen

11' 9" x 6' 7" (3.58m x 2.01m)

### First floor landing

### Bedroom one

15' 9" x 8' 11" (4.8m x 2.72m)

### Bedroom two

13' 4" x 9' 5" (4.06m x 2.87m)

### Bedroom three

9' 7" x 6' 0" (2.92m x 1.83m)

### Bathroom



## Outside

Rear garden approximately 55' x 24' laid to lawn with patio area.

Front garden and off street parking leading to attached garage 16'7 x 10'2

## Additional Information

Council Tax Band E £2,491 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 65

Potential EPC Rating 84

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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