



Harcourt Avenue

Sidcup, DA15 9LL

A well presented 2 bedroom house that also offers fantastic potential to extend to the side and be turned into a 4 bed (STPP). The house is very well presented with a modern kitchen and bathroom and giving someone the chance to move in with little work needed.

Main Features

- Well presented 2 bedroom end of terrace house
- Potential to extend (STPP)
- Modern kitchen and bathroom
- Off street parking to front and garage to the rear
- Large rear garden
- Large through lounge

FULL DESCRIPTION

Offered for sale is this 2 bedroom house that is well presented throughout but also offers fantastic potential to extend and be made into a 4 bedroom house (STPP). The property would make a brilliant first house for someone or for a family planning to extend it at some point.

Situated in a popular location that gives access to some highly sought after schools, local shops, parks and transport links. The house briefly comprises of: Entrance hall, a large through lounge/diner, a modern rear kitchen extension with access to the garden, 2 good sized bedrooms and a modern family bathroom.

Externally there is off street parking to the front for several cars, a garage and then to the rear there is a large rear garden.

This is a great chance to purchase a well presented house that offers such great potential to extend (STPP).

Entrance hall

Lounge/diner

22' 5" x 12' 11" (6.83m x 3.94m)

Kitchen

11' 7" x 9' 0" (3.53m x 2.74m)

First floor landing

Bedroom one

13' 4" x 12' 11" (4.06m x 3.94m)

Bedroom two

8' 9" x 7' 4" (2.67m x 2.24m)

Bathroom

Outside

Rear garden approximately 70' x 23'1 (21.33m x 7.04m)

Garage to side 17'1 x 9'2 (5.21m x 2.79m)

Off street parking to the front.

Additional information

The following information has been supplied by the vendor and should be verified by the purchaser and/or solicitor prior to exchange of contracts.

Council Tax: Band C - £1,811 per annum.

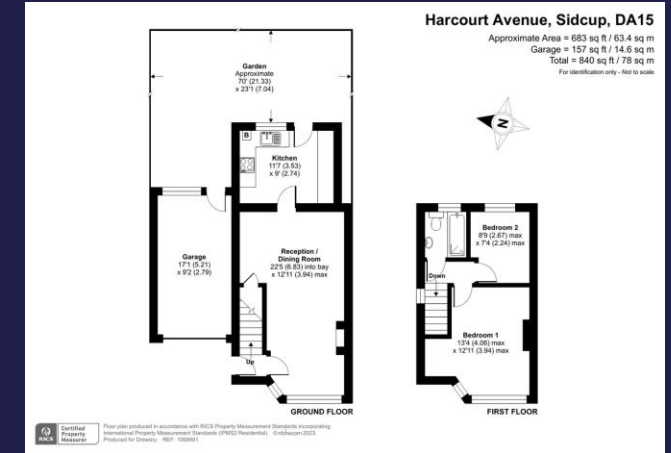
EER Rating: 61

Local authority: Bexley London Borough Council

Directions

From our Sidcup office turn right into Station Road and left at the traffic lights into Hurst Road. At the roundabout turn left into Penhill Road and Harcourt Avenue is the third turning on the left. Closest Stations: Albany Park (0.82 mi) Sidcup (1.00 mi) Bexley (1.36 mi) Closest Schools: Sherwood Park Primary School (0.23 mi) Hurst Primary School (0.24 mi) Blackfen School for Girls (0.24 mi) Hurstmere School for Boys (0.6 mi)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612



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