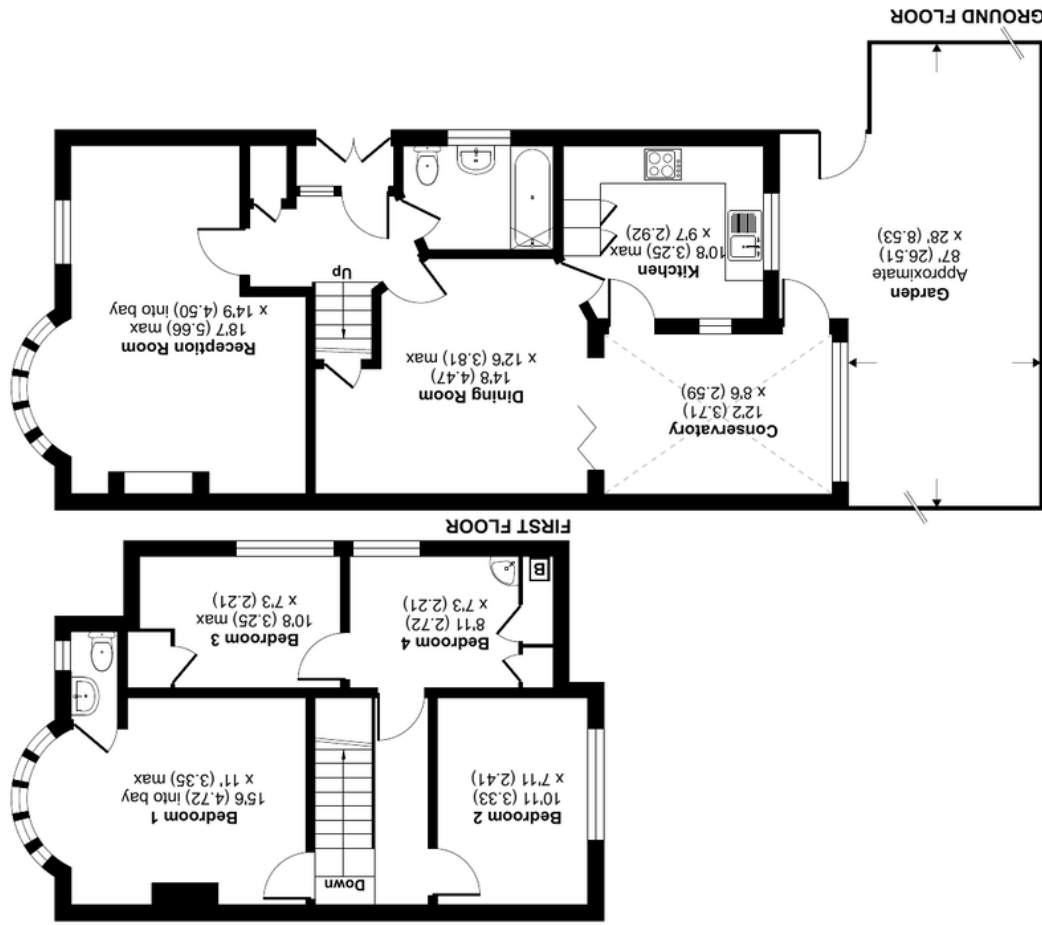


RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © ntechcom 2024.
Produced for Drewery. REF: 1077120



Old Farm Avenue, Sidcup, DA15
Approximate Area = 1218 sq ft / 113.1 sq m
For identification only - Not to scale



Old Farm Avenue
Sidcup, DA15 8AH

Old Farm Avenue

Sidcup, DA15 8AH

A 3/4 bedroom CHALET STYLE SEMI DETACHED house just a short walk to SIDCUP STATION, local shops, cafes, parks and schools. We feel this would make a great FAMILY HOME, it offers great space, a lovely garden, off street parking and internal viewing comes highly recommended.

Main Features

- 3/4 bedroom semi detached chalet style house
- 2 reception rooms
- Conservatory
- Off street parking
- Short walk to Sidcup station, shops, parks and schools
- Master bedroom with small ensuite

FULL DESCRIPTION

Offered for sale is this deceptively spacious 3/4 bedroom semi detached chalet house that sits just a short stroll from Sidcup train station, shops, café's, parks and schools.

The house we feel would make a great family home and briefly comprises of: Entrance hall, a spacious front lounge, dining room that flows nicely into the rear kitchen and conservatory and the family bathroom. On the first floor is the master bedroom with

small ensuite toilet and second good sized bedroom. The extension comprises bedroom three that then provides access into bedroom four.

Externally there is plenty of off street parking to the front, side access and a good sized rear garden.

Entrance hall

Lounge

18' 7" x 14' 9" (5.66m x 4.5m)

Dining room

14' 8" x 12' 6" (4.47m x 3.81m)

Kitchen

10' 8" x 9' 7" (3.25m x 2.92m)

Conservatory

12' 2" x 8' 6" (3.71m x 2.59m)

Downstairs bathroom

First floor landing

Bedroom one

15' 6" x 11' 0" (4.72m x 3.35m)

Ensuite wc

Bedroom two

10' 11" x 7' 11" (3.33m x 2.41m)

Bedroom three

10' 8" x 7' 3" (3.25m x 2.21m)

Bedroom four

8' 11" x 7' 3" (2.72m x 2.21m)



Outside

Rear garden approximately 87' x 28' (26.51m x 8.53m)

Off street parking to the front.

Additional Information

Council Tax Band E £2,491 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 50

Potential EPC Rating 79

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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