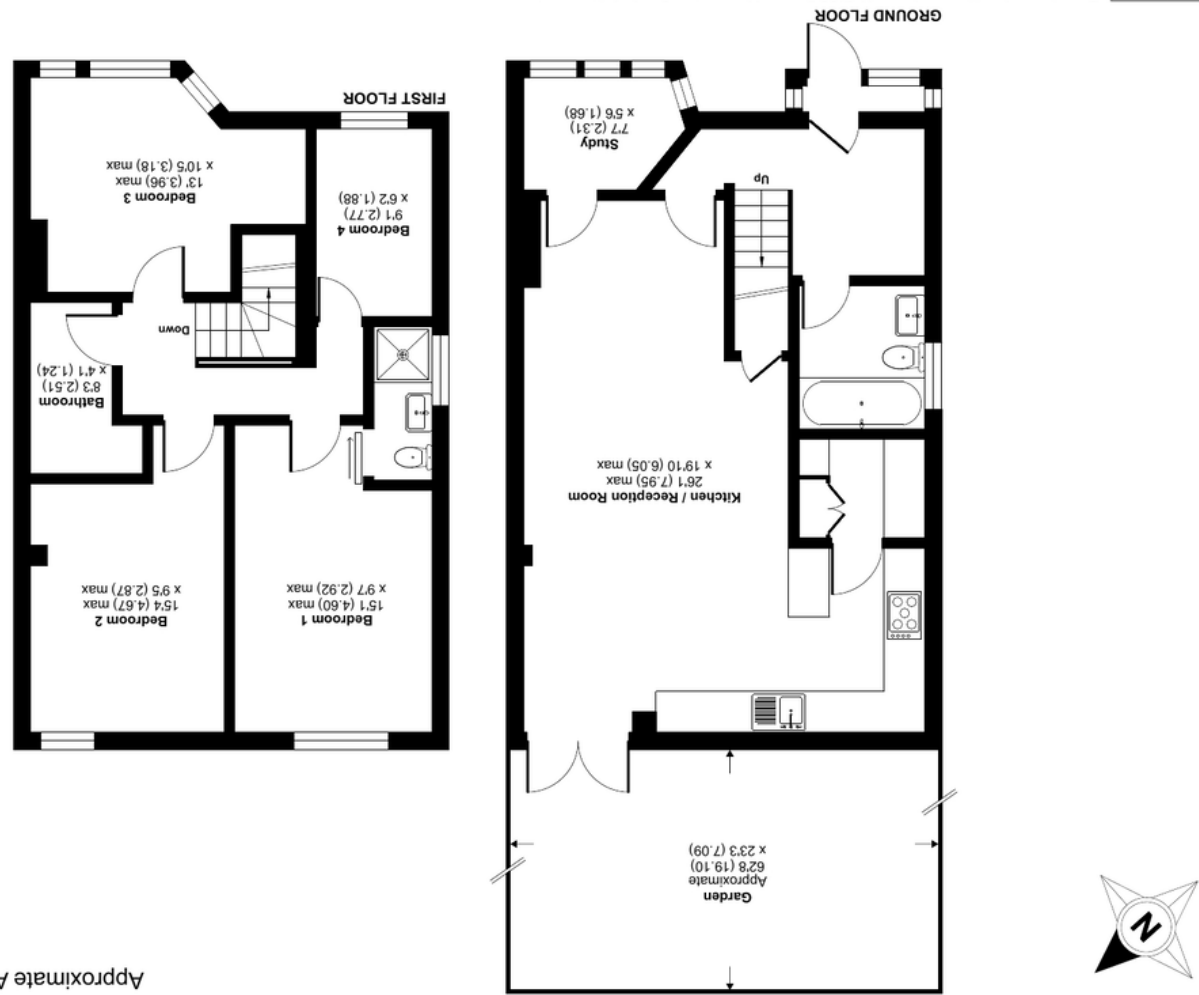


RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. REF: 1083151



**Willersley Avenue, Sidcup, DA15**  
 Approximate Area = 1213 sq ft / 112.6 sq m  
 For identification only - Not to scale



# Willersley Avenue

Sidcup, DA15 9EG

A truly stunning 4 bedroom semi detached house that has been presented to a high standard by the current owners. It is nicely set back from the road and offers easy access to Sidcup train station, local shops and some highly sought after schools.

## Main Features

- Stunning 4 bedroom semi detached house
- Open plan layout with lounge flowing into the modern kitchen
- Downstairs study
- Master bedroom with ensuite
- Off street parking
- Rear garden with seating area
- Set back from the road
- Easy access to Sidcup station and local shops
- Convenient for local schools

## FULL DESCRIPTION

Offered for sale is this truly stunning 4 bedroom, 2 bathroom, semi detached house. The property has been beautifully presented by the current owners and briefly comprises of: entrance hall, an incredible living room that boasts a stylish media wall and an open plan layout that flows into a modern kitchen. The kitchen features a range of appliances, high quality worktop with breakfast bar plus a separate utility area. The downstairs living space also features a study and a spacious bathroom.

The first floor of this beautiful house features 4 bedrooms with one benefitting from an en-suite.

Externally there is off street parking to the front for several cars and a lawned rear garden with seating area.

This is a stunning house, offering a lot of space and in a location that offers easy access to Sidcup train station, shops and some sought after schools.

## Entrance porch

## Entrance hall

## Open plan reception room/kitchen

26' 1" x 19' 10" (7.95m x 6.05m)

## Study

7' 7" x 5' 6" (2.31m x 1.68m)

## Downstairs bathroom

## First floor landing

## Bedroom one

15' 1" x 9' 7" (4.6m x 2.92m)

## Ensuite

## Bedroom two

15' 4" x 9' 5" (4.67m x 2.87m)

## Bedroom three

13' 0" x 10' 5" (3.96m x 3.18m)

## Bedroom four

9' 1" x 6' 2" (2.77m x 1.88m)

## Potential third bathroom

## Outside

Rear garden approximately 62'8 x 23'3 (19.10m x 7.09m)

Off street parking to the front for several cars.



## Additional Information

Council Tax Band E £2,491 per annum.

Local authority

Current EPC Rating 68

Potential EPC Rating 80

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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