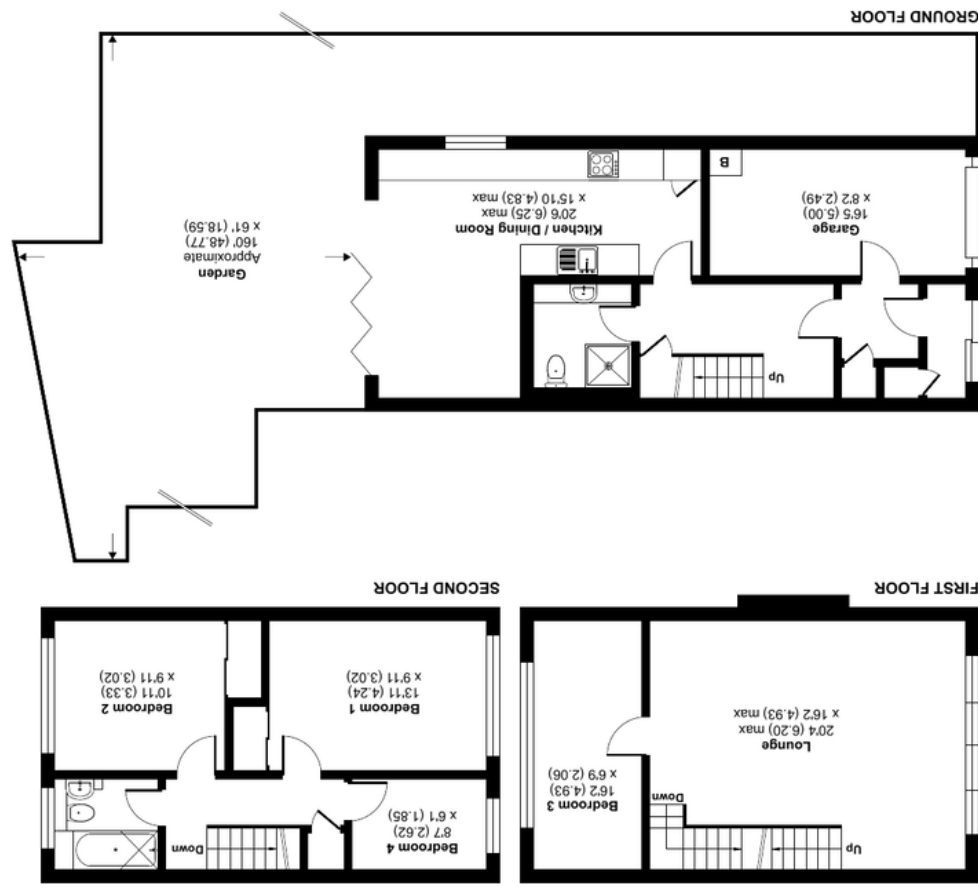


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2024.
 Produced for Drewery. REF: 1109274



Church Avenue, Sidcup, DA14
 Approximate Area = 1495 sq ft / 138.8 sq m
 For identification only - Not to scale



Church Avenue

Sidcup, DA14 6BU

Located in the highly desirable Church Avenue is this large 4 bedroom end of terrace town house. The property features a huge rear garden with so much potential, there is off street parking to the front and all in a location that offers a short walk to the local high street, transport links and schools.

Main Features

- Large 4 bedroom end of terrace town house
- Situated in one of Sidcup's most desirable roads
- Short walk to Sidcup High Street and transport links
- Open plan kitchen/diner with bi-fold doors onto the rear garden
- Off street parking to the front and an integral garage
- Large rear garden - unique for the area
- Ideal family home
- Located in The Green conservation area
- Planning permission available to extend to the first floor

FULL DESCRIPTION

Offered for sale is this large 4 bedroom end of terrace town house that sits in one of Sidcup's most desirable roads in The Green conservation area. The house offers so much space and a garden that will be hard to find a similar one in the area. The property we feel

would make a great family home as it also sits in a location that offers a short walk to the local high street, transport links and schools.

The property briefly comprises of: entrance hall, integral access to the garage, downstairs shower room and a large rear open plan kitchen/diner that features bi-folding doors out onto the garden. The first floor has a large lounge, bedroom 3 that is currently used as an office and then on the top floor are three further bedrooms and a family bathroom. (There is planning permission to extend to the first floor of the house).

Externally there is off street parking to the front, a garage and then a large garden that is so unique for the area, large enough and perfect for families and for potential outbuildings.

This is a large and unique house that sits in such a desirable location. Internal viewing comes highly recommended so as to fully appreciate all the house has to offer.

Entrance hall

Kitchen/diner

20' 6" x 15' 10" (6.25m x 4.83m)

Downstairs shower room

First floor landing

Lounge

20' 4" x 16' 2" (6.2m x 4.93m)

Bedroom three

16' 2" x 6' 9" (4.93m x 2.06m)

Second floor landing

Bedroom one

13' 11" x 9' 11" (4.24m x 3.02m)

Bedroom two

10' 11" x 9' 11" (3.33m x 3.02m)

Bedroom four

8' 7" x 6' 1" (2.62m x 1.85m)

Bathroom



Outside

Integral garage to the front 16'5 x 8'2 (5m x 2.49m) and off street parking in front.

Rear garden approximately 160' x 61' (48.77m x 18.59m)

Additional Information

Council Tax Band D £2,038 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 58

Potential EPC Rating 72

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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