



# Oaklands Avenue

Sidcup, DA15 8NF

A beautifully presented 2 bedroom terrace house that offers easy access to Sidcup train station, shops and some highly desirable schools.

## Main Features

- Two bedroom mid terrace house
- Easy access to Sidcup station, shops and schools
- Open plan feeling downstairs
- Modern kitchen
- Off street parking to the front
- Rear garden

## FULL DESCRIPTION

Offered for sale is this well presented 2 bedroom terrace house that sits within easy access of Sidcup train station, shops and some highly desirable schools. The house offers an open plan feel downstairs with the living room open to a modern kitchen with access to the garden. The first floor has a large master bedroom, second bedroom and family bathroom.

Externally there is off street parking to the front and a lawned rear garden.

This would make a great first time buy or buy to let investment.

## Entrance hall

### Lounge

13' 4" x 9' 9" (4.06m x 2.97m)

### Kitchen

12' 10" x 8' 6" (3.91m x 2.59m)

## First floor landing

### Bedroom one

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

### Bedroom two

8' 7" x 6' 10" (2.62m x 2.08m)

## Bathroom

## Outside

Rear garden approximately 92' x 14' (28.04m x 4.27m)

Off street parking to the front.

Detached garage 18'1 x 7'10 (5.51m x 2.39m)

## 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: 69

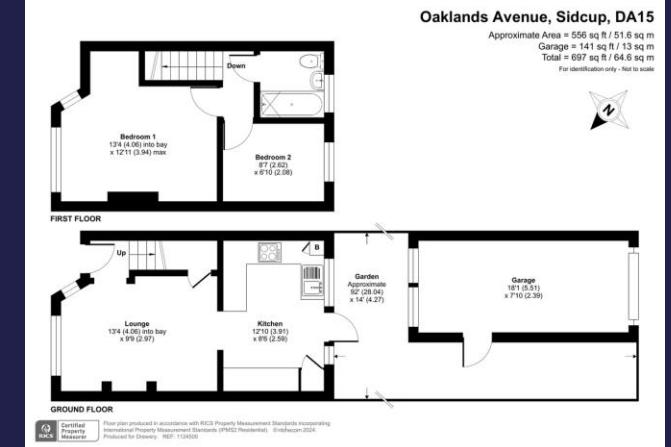
Local authority: Bexley London Borough Council

## Directions

From our Sidcup Office turn right into Station Road and proceed straight across at the lights into Halfway Street. At the mini roundabout turn right into Willersley Avenue and Oaklands Avenue is the second turning on the left. Closest Stations: Sidcup (0.80 mi) New Eltham (1.15 mi) Falconwood (1.24 mi) Closest Schools: Days Lane Primary School (0.24 mi) Our lady of the Rosary Catholic Primary School (0.29 mi) Blackfen School for Girls (0.77 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



128, Station Road, Sidcup, DA15 7AF

Tel: 020 8300 6761

E: [info@drewery.co.uk](mailto:info@drewery.co.uk) [www.drewery.co.uk](http://www.drewery.co.uk)