



**Old Farm Avenue**

Sidcup  
DA15 8AH

**Freehold**

3 bedroom semi detached chalet style house  
Short walk to Sidcup station  
Convenient for local shops, parks and highly sought after schools  
Open plan kitchen/diner to the rear  
Off street parking for several cars  
Good sized rear garden  
Downstairs bathroom and upstairs shower room





## FULL DESCRIPTION

Offered for sale is this 3 bedroom semi detached chalet house that sits just a short walk from Sidcup train station, local shops, parks and some highly sought after schools.

The house briefly comprises of: entrance hall, a bay fronted lounge, ground floor bedroom three, a family bathroom and an extended rear open plan kitchen/diner that overlooks the rear garden. The first floor features 2 large double bedrooms that both feature walk-in dressing rooms as well as access to the first floor shower room.

Externally there is off street parking to the front for several cars and a good sized rear garden with side access.

We feel this would make a great family home and internal viewing comes highly recommended.



## Directions

Directions: From our Sidcup office, proceed straight over into Old Farm Avenue and the property can be found shortly afterwards on the right hand side.  
Closest Stations: Sidcup (0.60 mi) New Eltham (0.82 mi) Albany Park (1.52 mi)  
Closest Schools: Longlands Primary School (0.39 mi) Dulverton Primary School (0.44 mi) Chislehurst and Sidcup Grammar School (0.75 mi)



**Local Authority**  
**Council Tax Band**  
**EPC Rating**

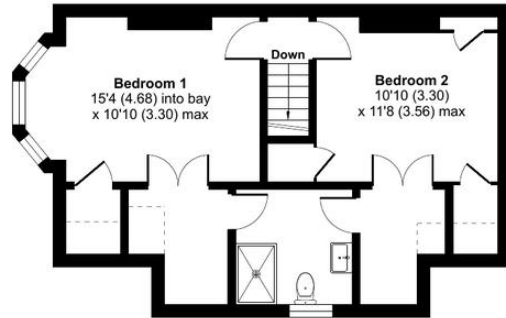
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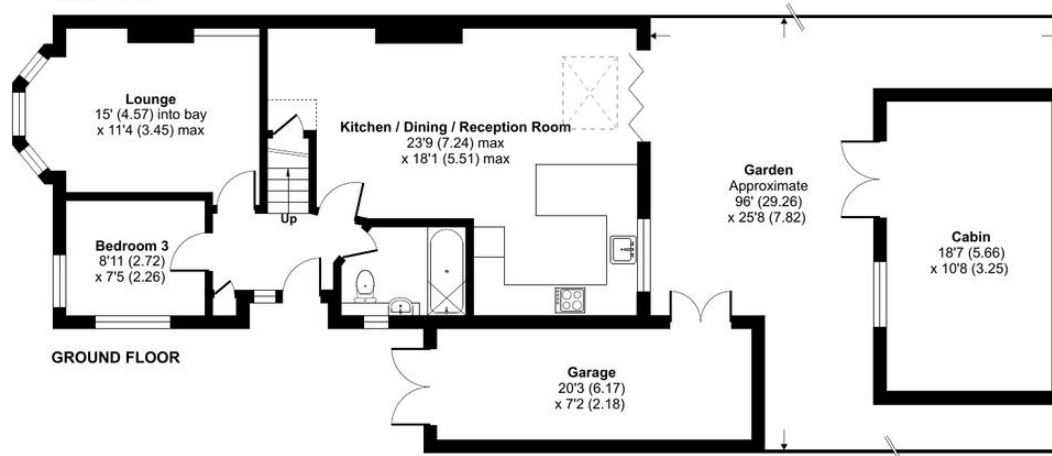
### Old Farm Avenue, Sidcup, DA15

Approximate Area = 1144 sq ft / 106.2 sq m  
Limited Use Area(s) = 26 sq ft / 2.4 sq m  
Garage = 145 sq ft / 13.4 sq m  
Cabin = 198 sq ft / 18.3 sq m  
Total = 1513 sq ft / 140.5 sq m  
For identification only - Not to scale

Denotes restricted  
head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2024. Produced for Drewery. REF: 1173137

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.