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Old Farm Avenue, Sidcup
 Total area: approx. 102.9 sq. metres (1107.3 sq. feet)



Old Farm Avenue

Sidcup, DA15 8AA

A deceptively spacious 3 bedroom semi detached house offers potential to extend (STPP) and sits in a location that gives access to local shops, schools and train stations. The house is offered to the market CHAIN FREE and we feel would make a great family home for any buyer.

Main Features

- Deceptively spacious 3 bed semi detached house
- Potential to extend (STPP)
- Easy access to local shops, schools and train stations
- Chain Free
- Garage & off street parking

DESCRIPTION

Offered to the market is this highly sought after 3 bedroom semi detached house that we feel would make a great family home for any buyer. The house offers potential to extend (STPP) and sits in a popular location that offers access to the local train station, shops and some great schools.

It briefly comprises of: entrance porch, entrance hall, bay fronted lounge, a rear kitchen/diner with doors onto the garden. The first floor has a larger than average bathroom and three good sized bedrooms.

Externally there is a lawned rear garden, garage and off street parking to front for several cars. Houses such as this are hugely in demand, so your earliest viewing comes highly recommended.

*CHAIN FREE *

* POTENTIAL TO EXTEND (STPP) *

Entrance porch

Entrance hall

14' 6" x 7' 11" (4.42m x 2.41m)

Lounge

12' 11" x 12' 7" (3.94m x 3.84m)

Dining room

13' 5" x 10' 11" (4.09m x 3.33m)

Kitchen

9' 8" x 7' 11" (2.95m x 2.41m)

Conservatory

9' 1" x 8' 4" (2.77m x 2.54m)

First Floor Landing

7' 11" x 7' 7" (2.41m x 2.31m)

Bedroom one

12' 10" x 10' 9" (3.91m x 3.28m)

Bedroom two

13' 4" x 10' 11" (4.06m x 3.33m)

Bedroom three

10' 5" x 7' 11" (3.18m x 2.41m)

Bathroom

9' 11" x 8' 0" (3.02m x 2.44m)



Outside

Approx 55` laid to lawn with flower borders. Decked patio area by conservatory. Well fenced. Single garage to side with double doors. Off street parking to the front.

Agents note:

The vendor has advised us that the front box bay window to the ground floor has been underpinned approximately 17 years ago.

Additional Information

Council Tax Band E £2,257 per annum.
Local authority Bexley London Borough Council
Current EPC Rating 64
Potential EPC Rating 86

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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