



Old Farm Avenue

Sidcup, DA15 8AN

VIDEO TOUR AVAILABLE

A 3 bedroom mid terrace house which requires updating throughout but offers great potential. Situated in a popular location and has potential to extend to the rear which we feel many will certainly look to do. It features a large lawned rear garden with rear access and is offered to the market chain free.

Main Features

- 3 bedroom mid terrace house
- In need of modernisation
- Potential to extend (STPP)
- Easy access to local shops & schools
- Chain Free

DESCRIPTION

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A great chance to purchase a house that requires updating but gives someone the chance to put their own stamp on a house.

This 3 bedroom terrace house offers great potential to extend to the rear (STPP) which we feel many will look to do and briefly comprises of: Entrance hall, a small front lounge, a kitchen/diner which although is not a large room it does offer access to the rear garden where many would look to push out and extend. There is also a downstairs w.c and then the stairs will take you to the first floor where you will find 3 bedrooms and a family bathroom.

Externally there is a front garden and a large lawned rear garden along with rear access. It sits in a popular location offering easy access to local shops, schools, transport links as well as sitting opposite the entrance to Old Farm park.

Offered chain free this house will be sure to get interest so your earliest appointment is a must to avoid missing out. * Chain free*

Entrance hall:

Lounge:

12' 11" x 8' 9" (3.94m x 2.69m)

Kitchen:

15' 1" x 10' 11" (4.6m x 3.35m)

Bedroom one:

14' 4" x 8' 11" (4.37m x 2.72m)

Bedroom two:

9' 10" x 8' 11" (3.02m x 2.72m)

Bedroom three:

8' 0" x 5' 10" (2.44m x 1.8m)

Bathroom:

5' 10" x 5' 8" (1.78m x 1.75m)

Outside:

100` rear garden and low maintenance front garden.

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 - £1,551 per annum.

EER Rating: 65

Local authority: Bexley London Borough Council

Directions

From our Sidcup office, proceed straight over into Old Farm Avenue and the property can be found on the left hand side. Closest Stations: New Eltham (1.70 mi) Sidcup (0.72 mi) Falconwood (1.56 mi) Closest Schools: Dulverton Primary School (0.32 mi) Chislehurst and Sidcup Grammar School (0.87 mi)



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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