



Sherwood Park Avenue

An extremely sought after 2 bedroom terrace house that we feel would make a great purchase for anyone looking for their first house. The property features off street parking to the front, backs onto the local playing field and also offers easy access to local shops, schools and transport links. *Chain Free *

Main Features

- 2 bedroom mid terrace house
- South facing rear garden
- Off street parking for 2 cars
- Vehicle access to rear garage by private security gates
- Chain Free
- Full gas central heating
- Fully double glazed

FULL DESCRIPTION

Offered for sale is this hugely popular 2 bedroom terrace house. The house sits in a popular road that offers easy access to local shops, schools and transport links and with this property featuring off street parking, garage to rear and backing onto the local playing field, it will be sure to attract interest.

The property benefits from gas central heating and double glazing and briefly comprises of: A small entrance hall, front lounge, kitchen large enough that it also features a seating area and then this flows into a small rear conservatory as well as giving access to the garden.

The first floor has a main double bedroom, second single bedroom and a family bathroom.

Externally there is off street parking to the front, a lawned rear garden and garage which back onto the local playing fields.

Entrance hall

Lounge

13' 8" x 10' 0" (4.17m x 3.05m)

Kitchen

13' 1" x 8' 4" (3.99m x 2.54m)

Conservatory

8' 10" x 7' 0" (2.69m x 2.13m)

First floor landing

Bedroom one

13' 5" x 10' 1" (4.09m x 3.07m)

Bedroom two

8' 5" x 5' 11" (2.57m x 1.8m)

Bathroom

8' 5" x 6' 4" (2.57m x 1.93m)

Outside

Off street parking to the front.

Rear garden with backing onto playing fields.

Vehicle access to rear garage by private security gates.

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 - £1,642 per annum.

EER Rating: 71

Local authority: Bexley London Borough Council

Directions

From our Sidcup office turn right into Station Road and proceed straight across at the traffic lights into Halfway Street. At the mini roundabout turn right into Willersley Avenue. The fifth turning on the right is Sherwood Park Avenue. Closest Stations: Albany Park (0.93 mi) Sidcup (1.04 mi) Welling (1.35 mi) Closest Schools: Sherwood Park Primary School (0.15 mi) Blackfen School for Girls (0.17 mi) Hurstmere School (0.59 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 www.drewery.co.uk