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Montrose Avenue

Sidcup, DA15 9DR

A highly sought after 3 bedroom unextended chalet house in one of Sidcup's most popular roads. The house offers great potential to extend (STPP) and be turned into a five bedroom house and is located within easy access of Sidcup train station, local shops and sought after schools. The property backs onto the local playing fields and will be sure to get interest.

Main Features

- Three bedroom unextended chalet style house
- Potential to extend (STPP)
- Located within easy access of Sidcup station, shops and sought after schools
- Bay fronted lounge flowing into dining area
- Conservatory
- Downstairs bedroom three and bathroom

FULL DESCRIPTION

We are pleased to offer to the market this un-extended 3 bedroom chalet house located in one of Sidcup's popular roads. The house offers fantastic potential to be extended (STPP) into a five bedroom house and internal viewing is highly recommended to appreciate the great potential on offer.

The house briefly comprises: Entrance hall, bay fronted lounge which flows through to

the dining area, rear kitchen and conservatory. There is also a third bedroom and bathroom on the ground floor and then on the first floor are 2 double bedrooms along with access to the eaves where the potential is to extend.

Externally there is off street parking to the front and gardens to front and rear with the rear garden backing onto the local playing fields.

Sidcup train station, local shops and sought after schools are all within easy access of this sought after house with such great potential to extend.

Entrance hall

8' 7" x 7' 6" (2.62m x 2.29m)

Lounge/diner

30' 0" x 12' 2" (9.14m x 3.71m)

Kitchen

11' 2" x 8' 6" (3.4m x 2.59m)

Conservatory

13' 5" x 12' 5" (4.09m x 3.78m)

Bedroom three

12' 9" x 7' 9" (3.89m x 2.36m)

Bathroom

8' 1" x 6' 6" (2.46m x 1.98m)

First floor landing

Bedroom one

17' 0" x 10' 7" (5.18m x 3.23m)

Bedroom two

11' 8" x 10' 9" (3.56m x 3.28m)



Outside

Off street parking to the front. Garage to the side. Gardens to the front and rear backing onto playing fields.

Additional Information

Council Tax Band E £1,941 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 46

Potential EPC Rating 81

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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