

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.
 While every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positions, fixtures, features, fittings and other data shown are approximate representations for illustrative purposes only and are not to scale. No responsibility is taken for any omissions, errors, inaccuracies or lack of data shown.
 The above statement applies to both 'Local Landmark Photography LTD' and the Company or individual displaying the floor plan.
 © Local Landmark Photography LTD. Unauthorised reproduction prohibited.

The Oval, Sidcup
 Total area: approx. 114.4 sq. metres (1231.6 sq. feet)



The Oval

Sidcup, DA15 9ES

VIDEO TOUR AVAILABLE

A highly desirable 3 bedroom un-extended chalet house that sits in a desirable location that offers access to Sidcup train station, schools and a variety of local shops at the Oval. The house features off street parking, a beautiful rear garden and offers potential to be extended into a 5 bedroom, 2 bathroom house (STPP). We feel this is a great chance to purchase one of Sidcup's most desirable styles of house and one that we feel would make a great family home.

Main Features

- 3 bedroom un-extended chalet style house
- Desirable location overlooking the green and shops at the Oval
- Potential to extend (STPP)
- Easy access to Sidcup station
- Off street parking to front
- Two reception rooms

FULL DESCRIPTION

VIDEO TOUR AVAILABLE

Offered to the market is this highly sought after 3 bedroom semi detached chalet house that offers fantastic potential to be extended into a 5 bedroom, 2 bathroom house (STPP). The property sits in a popular location providing access to Sidcup train station, schools and a variety of shops. The house sits opposite the popular local green of The Oval and its parade of shops and restaurants. It briefly comprises of:

Entrance hall, a front lounge with character bay front window, a dining room, with lovely breakfast room area which flows nicely into the rear kitchen both of which have views of the rear garden and access from the dining room. The downstairs also features a bathroom and third bedroom. To the first floor you will find two large double bedrooms both with access to eaves storage. Externally there is a front garden, beautiful rear garden and off street parking too.

This is a great chance to purchase what many are saying is the 'in demand' style of house at the moment. This is due to the fact that they offer so much in terms of potential to extend and that it sits in such a great area for transport links and schools.

Entrance hall

9' 3" x 7' 10" (2.82m x 2.39m)

Lounge

16' 6" x 11' 9" (5.03m x 3.58m)

Dining room

13' 9" x 11' 9" (4.19m x 3.58m)

Breakfast room

8' 3" x 5' 11" (2.51m x 1.8m)

Kitchen

10' 8" x 8' 3" (3.25m x 2.51m)

Downstairs shower room

7' 10" x 7' 5" (2.39m x 2.26m)

First floor landing

Bedroom one

3' 8" x 11' 7" (1.12m x 3.53m)

Bedroom two

11' 7" x 10' 10" (3.53m x 3.3m)

Eaves storage

28' 2" x 7' 1" (8.59m x 2.16m)



Outside

Off street parking to the front. Front garden laid to lawn. Well presented rear garden.

Additional Information

Council Tax Band E £2,257 per annum.
Local authority Bexley London Borough Council
Current EPC Rating 57
Potential EPC Rating 80

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.
D612