



Mount Culver Avenue

VIDEO TOUR AVAILABLE

A 3/4 bedroom semi detached house that sits well set back from the road, offering spacious rooms including a kitchen/ diner and we feel would make a great family home. The property offers some fantastic views of the neighbouring area and offers a short walk to the local shops and schools.

Main Features

- 3/4 bedroom semi detached house
- Large kitchen/diner running full length of the property
- Fantastic views of the neighbouring area
- Short walk to local shops and schools
- Ideal family home

FULL DESCRIPTION

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Offered to the market is this deceptively spacious 3/4 bedroom semi detached house. This well presented house sits well set back from the road and we feel would make a great family home. It offers easy access to local shops and schools and briefly comprises of: Entrance porch, entrance hall, a large kitchen/diner which runs from the front to the rear of the house featuring two sky light windows and also offering access to the rear garden. There is a front lounge, modern bathroom, another reception/bedroom four which leads out on to a further small room.

The first floor features a large master bedroom which offers some fantastic views of the surrounding area and then there are two further bedrooms.

Externally you find a lawned rear garden, front garden and driveway for off street parking.

This is a deceptively spacious house which we feel would make a great family home.

Entrance hall

Lounge

15' 0" x 10' 6" (4.57m x 3.2m)

Kitchen/diner

22' 5" x 11' 2" (6.83m x 3.4m)

Bedroom four

9' 10" x 9' 4" (3m x 2.84m)

Dressing room/utility area

9' 4" x 6' 7" (2.84m x 2.01m)

Downstairs bathroom

6' 8" x 5' 4" (2.03m x 1.63m)

First floor landing

Bedroom one

15' 0" x 10' 6" (4.57m x 3.2m)

Bedroom two

1' 9" x 9' 10" (0.53m x 3m)

Bedroom three

7' 1" x 7' 1" (2.16m x 2.16m)

Outside

Gardens to front and rear.

Driveway to front for off street parking.

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 D - £1,745 per annum.

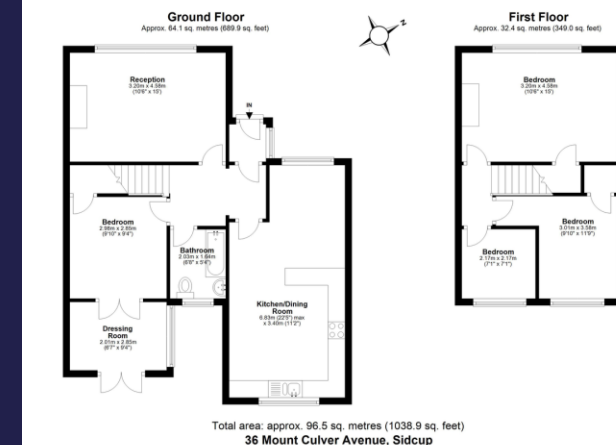
EER Rating: 44 EIR Rating: TBC

Local authority: Bexley London Borough Council

Directions

From our office turn left into Station Road under the railway bridge, over the first set of traffic lights and continue until the next set of traffic lights. Turn left into Sidcup High Street and through another set of traffic lights where Sidcup High Street becomes Sidcup Hill. Continue over at the next set of traffic lights into Footscray High Street. Turn second left into Palm Avenue and first right into Mount Culver Avenue. Closest Stations: Albany Park (1.26 mi) Sidcup (1.52 mi) St Mary Cray (1.77 mi) Closest Schools: St Peter Chanel Catholic Primary School (0.46 mi) Merton Court School (0.73 mi) Kemnal Technology College (0.73 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



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