



Wellington Avenue

Sidcup, DA15 9HE

A 3 bedroom terrace house located in a sought after location but requires updating throughout. The house offers great potential to extend to the rear (STPP) as it features a generous rear garden and is offered to the market CHAIN FREE.

Main Features

- 3 bedroom mid terrace house
- Requires updating throughout
- Sought after location
- Potential to extend (STPP)
- Chain Free
- Two receptions

FULL DESCRIPTION

Requiring updating throughout is this 3 bedroom terrace house which is offered to the market chain free. The property offers fantastic potential to improve and extend (STPP) and is located just a short walk from Blackfen High Street, transport links and sought after schools.

The house briefly comprises: Entrance hall, front lounge, a kitchen which gives the option to be knocked through to the dining room, three bedrooms and family bathroom. Externally there is a large rear garden with access to rear service road and front garden with potential for off street parking.

This house offers great potential and is open to reasonable offers. It is offered to the market CHAIN FREE.

Entrance hall

13' 3" x 5' 4" (4.04m x 1.63m)

Lounge

14' 2" x 9' 2" (4.32m x 2.79m)

Dining room

9' 9" x 8' 9" (2.97m x 2.67m)

Kitchen

8' 5" x 5' 9" (2.57m x 1.75m)

First Floor Landing

Bedroom one

14' 2" x 8' 8" (4.32m x 2.64m)

Bedroom two

10' 2" x 9' 2" (3.1m x 2.79m)

Bedroom three

8' 2" x 5' 8" (2.49m x 1.73m)

Bathroom

5' 7" x 5' 4" (1.7m x 1.63m)

Outside

Large rear garden with access to rear service road.
Front garden with potential 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 £1,679 per annum.
EER Rating: 37 EIR Rating: 45
Local authority: Bexley London Borough Council

Directions

From our Sidcup office turn right. Proceed straight across at the traffic lights into Halfway Street. At the mini roundabout turn right into Willersley Avenue and continue past the shops at The Oval and then Willersley Avenue becomes Wellington Avenue.
Closest Stations: Sidcup (0.99 mi) Welling (1.15 mi) Falconwood (1.27 mi)
Closest Schools: Days Lane Primary School (0.23 mi) Sherwood Park Primary School (0.37 mi) Blackfen School for Girls (0.38 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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