



**Drewery**  
a name to trust





# Mount Culver Avenue

We are delighted to offer this four bedroom semi detached house situated in a quiet road but close to Foots Cray Meadows. The property is offered CHAIN FREE.

## Main Features

- Four bedroom semi detached house
- CHAIN FREE
- Convenient for local bus routes
- Good access for the A20 and M25
- Quiet residential road
- Off street parking for two cars

## FULL DESCRIPTION

We are delighted to offer this four bedroom semi detached house which is offered chain free. The property is situated in a quiet residential road, yet convenient for local bus routes and access to the A20 and M25. The property is also close to Foots Cray Meadows. The accommodation briefly comprises: Entrance hall, lounge, kitchen/dining room and utility room. To the first are three bedrooms and the family bathroom and to the second floor is the fourth bedroom with ensuite.

Externally there is off street parking to the front for two cars and rear garden.

## Entrance hall

### Lounge

12' 11" x 11' 7" (3.94m x 3.53m)

### Kitchen/diner

19' 3" x 11' 9" (5.87m x 3.58m)

### Utility room

21' 8" x 5' 2" (6.6m x 1.57m)

### First floor landing

### Bedroom one

13' 3" x 13' 2" (4.04m x 4.01m)

### Bedroom two

11' 9" x 11' 6" (3.58m x 3.51m)

### Bedroom three

7' 1" x 6' 0" (2.16m x 1.83m)

### Family bathroom

### Second floor landing

### Bedroom four

12' 6" x 11' 1" (3.81m x 3.38m)

### Ensuite

### Outside

Off street parking for two cars.

Rear garden.

## 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: 57 EIR Rating: 49

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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