



Harland Avenue

Sidcup, DA15 7PQ

VIDEO TOUR AVAILABLE

A 2 bedroom semi detached house that offers fantastic potential to extend (STPP). This house sits in a popular location offering access to some of the most desirable schools as well as local shops and transport links. ** CHAIN FREE **

Main Features

- Two bedroom semi detached house
- Potential to extend (STPP)
- Popular location
- Close to shops, schools and transport links
- Chain Free
- Two receptions

FULL DESCRIPTION

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We are pleased to offer for sale this two bedroom semi detached house which sits in a popular location offering easy access to local schools, shops and train stations. The house offers fantastic potential to extend (STPP) to turn it into a 4 or 5 bedroom family home but currently briefly comprises of: Entrance porch, entrance hall, bay fronted lounge, a dining room which flows into the kitchen as well as providing access out to the garden. The first floor features two double bedrooms and the family bathroom. Externally there is a good sized rear garden, a front garden with off street parking and a garage to the side.

This is a great opportunity to purchase a house with fantastic potential to extend (STPP) and in a very desirable road. "Chain free"

Entrance porch

Entrance hall

Lounge

12' 8" x 12' 5" (3.86m x 3.78m)

Dining room

12' 7" x 11' 4" (3.84m x 3.45m)

Kitchen

10' 9" x 5' 7" (3.28m x 1.7m)

First floor landing

Bedroom one

13' 0" x 12' 5" (3.96m x 3.78m)

Bedroom two

9' 7" x 8' 8" (2.92m x 2.64m)

Bathroom

5' 8" x 5' 3" (1.73m x 1.6m)

Outside

Front garden with off street parking.

Rear garden.

Garage to the side.

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: 45 EIR Rating: 0

Local authority: Bexley London Borough Council

Directions

From our Sidcup office, turn left and proceed along Station Road, at the traffic lights turn right into Longlands Road, second right into York Avenue, at the end of this road turn left into Harland Avenue and the property can be found on the right hand side. Closest Stations: Sidcup (0.58 mi) New Eltham (0.84 mi) Albany Park (1.53 mi) Closest Schools: Longlands Primary School (0.24 mi) Dulverton Primary School (0.44 mi) Chislehurst and Sidcup Grammar School (0.76 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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