



Harborough Avenue

Sidcup, DA15 8HL

This well presented two bedroom end of terrace house offers further potential to extend (STPP) and is located in a popular road located within easy access of Sidcup train station, shops and some of the boroughs most sought after schools.

Main Features

- Well presented two bedroom end of terrace house
- Further potential to extend (STPP)
- Open plan living area to fitted kitchen
- Utility room with downstairs wc
- Off street parking to the front
- Master bedroom with fitted wardrobe

FULL DESCRIPTION

We are pleased to offer this well presented, two bedroom end of terrace house, which offers further scope to extend (STPP). The property is located a popular road within easy reach of Sidcup station, shops and schools. The property briefly comprises: Entrance hall, utility room/wc, through lounge flowing into fitted kitchen, master bedroom with fitted wardrobes, second bedroom and modern bathroom.

Externally there is off street parking to the front and rear garden laid to lawn.

Entrance hall

Lounge

23' 1" x 9' 9" (7.04m x 2.97m)

Kitchen

9' 3" x 8' 0" (2.82m x 2.44m)

Utility room / WC

6' 1" x 5' 4" (1.85m x 1.63m)

First floor landing

Bedroom one

13' 6" x 10' 0" (4.11m x 3.05m)

Bedroom two

8' 5" x 7' 0" (2.57m x 2.13m)

Bathroom

6' 2" x 5' 5" (1.88m x 1.65m)

Outside

Rear garden laid to lawn.

Off street parking to the front for two cars.

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 C - £1,551 per annum.

EER Rating: 66 EIR Rating: 63

Local authority: Bexley London Borough Council

Directions

From our Sidcup office turn right and proceed along Station Road. At the traffic lights proceed straight across into Halfway Street. At the mini roundabout turn right into Willersley Avenue. Take the first left into Annandale Road and first right into Harborough Avenue. Closest Stations: Sidcup (0.84 mi) New Eltham (1.03 mi) Falconwood (1.20 mi) Closest Schools: Days Lane Primary School (0.18 mi) Burnt Oak Junior School (0.55 mi) Chislehurst and Sidcup Grammar School (0.85)



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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