



Drewery
a name to trust



Overcourt Close

Sidcup, DA15 9NL

VIDEO TOUR AVAILABLE

A 3 bedroom terrace house that sits in a convenient close that offers easy access to local shops, schools and transport links.

Main Features

- 3 bed mid terrace house
- Easy access to local shops, schools and transport links
- Larger than average kitchen
- Family bathroom
- Easy maintenance rear garden
- Ideal first purchase

FULL DESCRIPTION

VIDEO TOUR AVAILABLE

Offered for sale is this 3 bedroom terrace house that sits in a convenient close offering access to local shops, schools and transport links. The house is deceptively spacious and briefly comprises: A covered entrance, entrance hall, a larger than average kitchen which then flows nicely into a rear living room. The living room has space for a lounge and dining area as well as offering doors onto the rear garden. The first floor has 3 bedrooms and a family bathroom as well as a good sized landing with access to the loft.

Externally there is an easy maintenance rear garden with artificial grass and a front garden.

This is a great chance to purchase a 3 bedroom house in a central location.

Entrance hall

9' 9" x 4' 11" (2.97m x 1.5m)

Lounge

16' 0" x 13' 4" (4.88m x 4.06m)

Kitchen

15' 4" x 10' 9" (4.67m x 3.28m)

First floor landing

12' 8" x 8' 1" (3.86m x 2.46m)

Bedroom one

13' 8" x 9' 10" (4.17m x 3m)

Bedroom two

9' 10" x 9' 1" (3m x 2.77m)

Bedroom three

10' 4" x 6' 0" (3.15m x 1.83m)

Bathroom

8' 5" x 5' 11" (2.57m x 1.8m)

Outside

Easy maintenance rear garden with artificial grass and a front 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 - £1,847 per annum.

EER Rating: 74 EIR Rating: 0

Local authority: Bexley London Borough Council

Directions

From our Sidcup office turn right into Station Road and continue straight over the traffic lights into Halfway Street. Turn right at the mini roundabout into Willersley Avenue, which becomes Wellington Avenue. At the traffic lights turn right into Blackfen Road and the property can be found on the left hand side, opposite Blackfen Schools for Girls. Closest Stations: Albany Park 1.83 km (1.14 mi) Sidcup (1.15 mi) Welling (1.15 mi) Closest Schools: Blackfen School for Girls (0.06 mi) Sherwood Park Primary School (0.18 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



128, Station Road, Sidcup, DA15 7AF

Tel: 020 8300 6761

E: info@drewery.co.uk www.drewery.co.uk