





# Wellington Avenue

Sidcup, DA15 9HE

## VIDEO TOUR AVAILABLE

A fully refurbished and recently extended four bedroom house. It has been beautifully presented throughout and features a stunning 35'6 long open plan living room with bi-fold doors to the garden. It offers parking to the rear and sits in a popular location. \*\* CHAIN FREE \* NEWLY REFURBISHED \*\*

## Main Features

- Fully refurbished four bedroom mid terrace house
- Chain Free
- 35'6 long open plan living room with bi-fold doors
- Master bedroom and ensuite to second floor
- Internal viewing a must
- Walking distance to Blackfen High Street

## FULL DESCRIPTION

### VIDEO TOUR AVAILABLE

We are delighted to offer to the market this completely refurbished four bedroom house which sits in a popular location offering access to local shops, schools and transport links. This is a stunning house arranged over three floors that has been refurbished to a high standard and features an amazing open plan living room. The house briefly comprises: a huge 35'6 ft long open plan living room which has space for a lounge area and then flowing into the kitchen/diner area. The kitchen features a range of appliances as well as bi-fold doors that flow out onto the

garden. This stylish open plan room really suits modern living and is great for entertaining.

The first floor offers three bedrooms and a brand new family bathroom and then a well designed staircase takes you up into the master bedroom on the second floor with its brand new ensuite. The master bedroom features windows to the front and back and offers great views towards London.

Externally there is a front paved garden, rear garden laid to lawn with patio area and parking to the rear with access via rear service road.

The property is situated in a location that offers easy access to some fantastic schools as well as local shops and transport links. The property is offered to the market chain free and internal viewing comes highly recommended.

### Entrance door

### Open plan living room/kitchen

35' 6" x 13' 6" (10.82m x 4.11m)

### First floor landing

### Bedroom two

13' 2" x 8' 5" (4.01m x 2.57m)

### Bedroom three

11' 0" x 8' 9" (3.35m x 2.67m)

### Bedroom four

7' 0" x 6' 1" (2.13m x 1.85m)

### Bathroom

5' 6" x 5' 6" (1.68m x 1.68m)

### Second floor landing

### Bedroom one

15' 9" x 11' 4" (4.8m x 3.45m)

### Ensuite

5' 7" x 3' 9" (1.7m x 1.14m)



## Outside

Front paved garden.

Rear garden laid to lawn with patio area.

Parking to the rear of the garden with access via rear services road.

## Additional Information

Council Tax Band D £1,679 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 71

Potential EPC Rating 84

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.  
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