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Total area: approx. 126.0 sq. metres (1355.8 sq. feet)
 Old Farm Avenue, Sidcup



Old Farm Avenue

Sidcup, DA15 8AH

VIDEO TOUR AVAILABLE

A highly desirable extended chalet house that is located just a short walk from Sidcup train station, shops and some of the borough's most sought after schools. This spacious house offers 3 large bedrooms where the master bedroom runs the full width of the house and could easily be converted to make it a 4 bedroom house. It has off street parking to the front, a garage and a great rear garden with patio seating area and lawn making it what we feel is a great family home. It has been well presented throughout and internal viewing comes highly recommended so as to appreciate its condition and space on offer.

Main Features

- 3 bedroom extended chalet house
- Master bedroom could be converted into two bedrooms if desired
- Short walk to Sidcup station, shops and sought after schools
- Off street parking and garage
- Rear garden with patio seating area
- Large through lounge running full width of house

FULL DESCRIPTION

VIDEO TOUR AVAILABLE

Offered to the market is this spacious extended chalet house that is situated in a highly desirable location that is only a short walk to Sidcup train station, shops and some of the borough's most sought after schools.

The property offers spacious rooms and three large bedrooms where the master could easily be converted into 2 double bedrooms as it runs the full width of the front of the house. The house has been well presented throughout by the current owner and we feel this would make a fantastic purchase for anyone looking for a great family home.

It briefly comprises of: Entrance hall, a larger than average front lounge which runs the full width of the house. There is a dining room that flows nicely into the rear breakfast area and kitchen which features a range of integral appliances and all overlooking the rear garden. There is a downstairs bathroom as well as a first floor shower room and 3 large bedrooms with the master bedroom running the full width of the house and also benefits from a dressing room. The master bedroom could easily be turned into 2 double bedrooms so the house would become a large 4 bedroom house in a highly desirable location.

Externally the property has plenty of off street parking to the front, a garage and a lawned rear garden with patio seating area.

This is a highly desirable style of house that we feel would make a great family home. Internal viewing comes highly recommended so as to appreciate its condition and space.

Entrance hall

9' 0" x 7' 6" (2.74m x 2.29m)

Lounge

19' 5" x 15' 3" (5.92m x 4.65m)

Dining room

14' 11" x 11' 10" (4.55m x 3.61m)

Breakfast area

8' 2" x 7' 10" (2.49m x 2.39m)

Kitchen

10' 10" x 9' 10" (3.3m x 3m)

Downstairs bathroom

8' 1" x 5' 10" (2.46m x 1.78m)



First floor landing

Master bedroom

20' 6" x 12' 5" (6.25m x 3.78m)

Dressing Room

6' 10" x 6' 0" (2.08m x 1.83m)

Bedroom two

11' 8" x 11' 8" (3.56m x 3.56m)

Bedroom three

11' 5" x 9' 6" (3.48m x 2.9m)

Upstairs shower room

9' 5" x 6' 0" (2.87m x 1.83m)

Outside

Off street parking to the front and garage to the side. Well maintained rear garden laid to lawn with patio seating area.

Additional Information

Council Tax Band E £2,257 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 52

Potential EPC Rating 74

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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