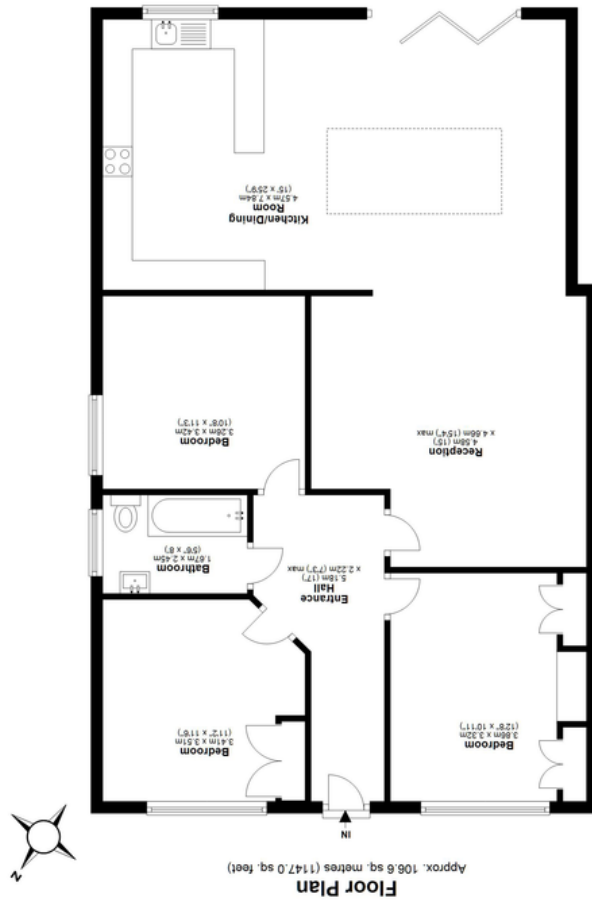


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8 Woodlands Avenue, Sidcup  
Total area: approx. 106.6 sq. metres (1147.0 sq. feet)



# Woodlands Avenue

Sidcup, DA15 8HA

A stunning 3 bedroom bungalow that has been well extended to offer a stylish open plan living room to the rear. The property sits in a desirable location which offers a short walk to the local shops as well as providing access to the local schools and transport links.

## Main Features

- Stunning 3 bedroom semi detached bungalow
- Short walk to local shops, schools and transport links
- Open plan living area flowing into kitchen/diner
- Rear garden with seating area
- Off street parking
- Family bathroom

## FULL DESCRIPTION

Offered for sale is this beautifully presented 3 bedroom bungalow. The property has been well extended to offer a stylish open plan living room to the rear overlooking the garden. It sits in a highly desirable road which offers a short walk to the local shops as well as providing easy access to local schools and transport links. The property briefly comprises of: Entrance hall, a stunning open plan living room, three good sized bedrooms and a family bathroom. The open plan living room sits at the back of the bungalow and consists of a lounge area which flows nicely into the rear kitchen/diner.

The kitchen offers a range of appliances and looks out over the rear garden which features a seating area and lawn. To the front of the property there is off street parking. There is also rear access to the property via private service road.

In addition the property has a large loft space with potential for a loft conversion (STPP). Features to note are shutters on the two front bedroom windows and integrated blinds on the bi-fold doors.

This is a property that will attract a wide range of interest from those looking for a stylish family home to those wanting specifically a bungalow and this is in great condition.

## Entrance porch

### Entrance hall

17' 0" x 7' 3" (5.18m x 2.21m)

### Open Plan Lounge Area

15' 4" x 15' 0" (4.67m x 4.57m)

### Open Plan Kitchen/Diner

25' 9" x 15' 0" (7.85m x 4.57m)

### Bedroom one

12' 8" x 10' 11" (3.86m x 3.33m)

### Bedroom two

11' 6" x 11' 2" (3.51m x 3.4m)

### Bedroom three

11' 3" x 10' 8" (3.43m x 3.25m)

### Bathroom

8' 0" x 5' 6" (2.44m x 1.68m)



## Outside

Large rear garden laid to lawn.  
Off street parking to the front.

## Additional Information

Council Tax Band D £1,744 per annum.  
Local authority Bexley London Borough Council  
Current EPC Rating 42  
Potential EPC Rating 81

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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