



Wellington Avenue

Sidcup, DA15 9HF

VIDEO TOUR AVAILABLE

A well presented 3 bedroom terrace house that sits in a popular location offering a short walk to the local shops, access to some great schools as well as Sidcup train station.

Main Features

- Well presented 3 bedroom mid terrace house
- Short walk to local shops, schools and Sidcup station
- Spacious through lounge
- Kitchen with range of appliances
- Master bedroom with ensuite
- Downstairs bathroom

FULL DESCRIPTION

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Offered to the market is this well presented 3 bedroom terrace house that offers access to the local shops, schools and transport links. The house briefly comprises: Entrance hall, a deceptively spacious through lounge which leads nicely into the rear kitchen with a range of appliances and provides access onto the rear garden. There is a downstairs bathroom and on the first landing is the master bedroom with en-suite and two further bedrooms.

Externally there is off street parking to the front and a good sized rear garden.

We feel this is a great chance for someone to get a next step on the property ladder or a fantastic house for a first time buyer.

Entrance hall

11' 11" x 4' 10" (3.63m x 1.47m)

Through lounge

22' 2" x 10' 5" (6.76m x 3.18m)

Kitchen

9' 7" x 9' 5" (2.92m x 2.87m)

Downstairs bathroom

8' 9" x 5' 5" (2.67m x 1.65m)

First floor landing

Bedroom one

12' 11" x 10' 6" (3.94m x 3.2m)

Ensuite shower room

Bedroom two

9' 0" x 8' 4" (2.74m x 2.54m)

Bedroom three

8' 11" x 7' 5" (2.72m x 2.26m)

Outside

Rear garden approx. 75' laid to lawn

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 - £1,745 per annum.

EER Rating: 65

Local authority: Bexley London Borough Council

Directions

From our Sidcup office turn right. Proceed straight across at the traffic lights into Halfway Street. At the mini roundabout turn right into Willersley Avenue and continue past the shops at The Oval and then Willersley Avenue becomes Wellington Avenue. Closest Stations: Sidcup (0.99 mi) Welling (1.15 mi) Falconwood (1.27 mi) Closest Schools: Days Lane Primary School (0.23 mi) Sherwood Park Primary School (0.37 mi) Blackfen School for Girls (0.38 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



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