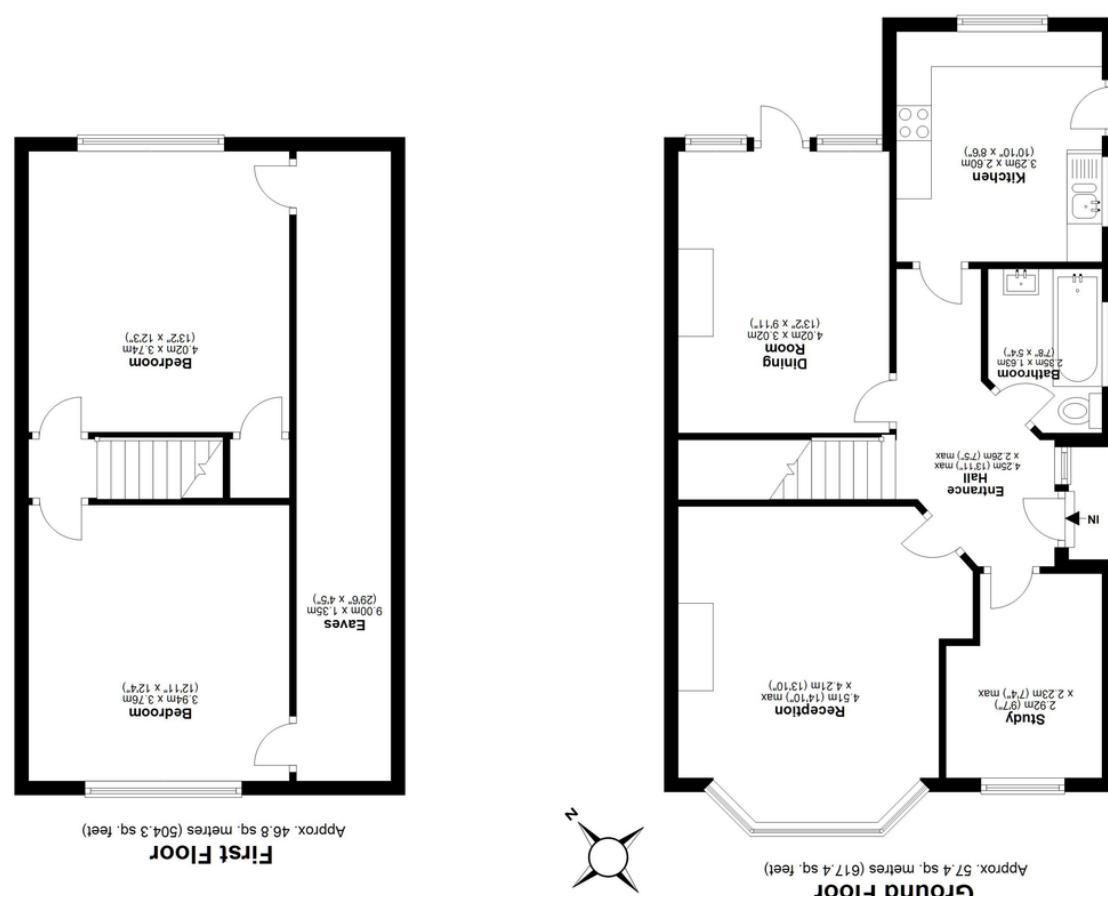


47 Elmcroft Avenue, Sidcup



Elmcroft Avenue

Sidcup, DA15 8NW

VIDEO TOUR AVAILABLE

A highly sought after 3 bedroom semi detached un-extended chalet house. This property sits in a popular road which offers access to Sidcup train station, local shops and some fantastic schools. It also offers potential to extend (STPP) as many do and be turned into a 5 bedroom family home.

Main Features

- 3 bedroom unextended chalet style house
- Popular road
- Easy access to Sidcup station, local shops and schools
- Potential to extend (STPP)
- Early viewing recommended
- Two reception rooms

FULL DESCRIPTION

VIDEO TOUR AVAILABLE

Offered to the market is this sought after 3 bedroom semi detached un-extended chalet house. The property sits in a popular road that offers access to Sidcup train station, shops and schools. The house briefly comprises: Entrance hall, a bay fronted lounge,

dining room, bathroom, downstairs study/bedroom three, a kitchen which provides access to the rear garden and then the first floor features two double bedrooms.

Externally there is plenty of off street parking, front garden, rear garden and a detached garage which could be removed to make for a bigger garden.

This style of house offers so much potential and is can be extended into a five bedroom, 2 bathroom house (STPP).

Entrance hall

13' 11" x 7' 5" (4.24m x 2.26m)

Lounge

14' 10" x 13' 10" (4.52m x 4.22m)

Dining room

13' 2" x 9' 11" (4.01m x 3.02m)

Kitchen

10' 10" x 8' 6" (3.3m x 2.59m)

Downstairs bathroom

7' 8" x 5' 4" (2.34m x 1.63m)

Downstairs study/bedroom three

9' 7" x 7' 4" (2.92m x 2.24m)

First floor landing

Bedroom one

13' 2" x 12' 3" (4.01m x 3.73m)

Bedroom two

12' 11" x 12' 4" (3.94m x 3.76m)



Outside

Rear garden laid to lawn. Access to garage.

Front garden laid to lawn. Off street parking for several cars.

Additional Information

Council Tax Band D £1,745 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 53

Potential EPC Rating 83

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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