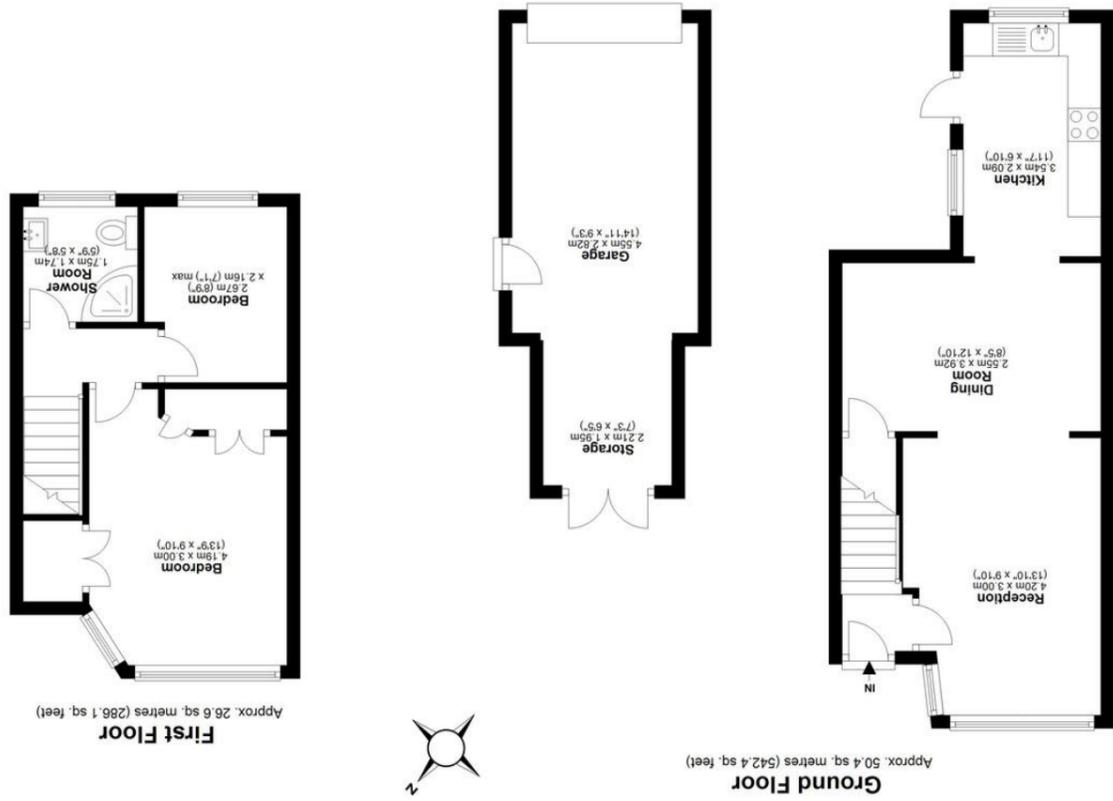


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**Sherwood Park Road, Sidcup**  
 Total area: approx. 77.0 sq. metres (828.4 sq. feet)



# Sherwood Park Avenue

Sidcup, DA15 9JL

## VIDEO TOUR AVAILABLE

A 2 bedroom extended terrace house that has been presented to a high standard throughout by the current owner. This popular two bedroom house sits in a desirable location that provides access to the local shops at The Oval and High Street, transport links and some highly sought after schools. We feel it would make a fantastic first time buy, it features off street parking to the front and a south facing rear garden that backs onto and has access to the local playing field.

## Main Features

- Two bedroom extended mid terrace house
- Presented to a high standard throughout
- Ideal first time purchase
- Desirable location close to shops, transport links and highly sought after schools
- Off street parking to the front and garage to rear

## FULL DESCRIPTION

### VIDEO TOUR AVAILABLE

Offered to the market is this highly sought after 2 bedroom terrace house. The property has been extended to the rear and has been well presented throughout by the current owner. It sits in a popular location that offers access to the local shops and restaurants at the High Street and The Oval. There are some great primary and secondary schools nearby as well as offering access to local transport links.

The house, we feel, is in excellent condition and offers someone the chance to purchase their first house where they can move straight in. The house sits nicely back from the road and briefly comprises of: Entrance hall, a deceptively spacious through lounge which features a lounge and dining area with hard wood flooring. This lounge then flows nicely into the rear kitchen which overlooks the rear garden and rear parkland.

The first floor features a large master bedroom with a range of fitted wardrobes, bedroom two which offers some great views over the rear parkland and a modern shower room which can be turned back into a bathroom if needed and then the landing gives access to the loft.

Externally there is off street parking to the front, a south facing rear garden which features a seating area, lawn, direct access onto the rear parkland and also offers a rear garage which could make an ideal workshop or potential to be turned into a games room.

Two bedroom houses are highly sought after at the moment especially from first time buyers. This property has been presented to a high standard, is in a popular location and will be sure to get good interest. Internal viewing comes highly recommended so as to appreciate what this house has to offer.

### Entrance hall

### Lounge area

13' 10" x 9' 10" (4.22m x 3m)

### Dining area

12' 10" x 8' 5" (3.91m x 2.57m)

### Extended kitchen

11' 7" x 6' 10" (3.53m x 2.08m)

### First floor landing

### Bedroom one

13' 9" x 9' 10" (4.19m x 3m)



### Bedroom two

8' 9" x 7' 1" (2.67m x 2.16m)

### Shower room

5' 9" x 5' 8" (1.75m x 1.73m)

### Outside

South facing rear garden laid to lawn backing onto playing fields. Garage to the rear of the garden (14'11 x 9'3) with storage area.

Hardstanding to front providing off street parking.

## Additional Information

Council Tax Band C £1,551 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 38

Potential EPC Rating 77

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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