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**Faraday Avenue, Sidcup**  
 Total area: approx. 159.7 sq. metres (179.1 sq. feet)



# Faraday Avenue

Sidcup, DA14 4JB

## VIDEO TOUR AVAILABLE

A spacious and well presented 5 bedroom semi detached chalet house that sits in a convenient location just a short walk from Sidcup train station, shops and schools. We feel this is a great chance to purchase a property that would make a fantastic family home, it offers plenty of space and this style of property always attracts interest.

## Main Features

- Well presented 5 bedroom semi detached chalet house
- Short walk to Sidcup station, shops and schools
- Two reception rooms
- Modern kitchen overlooking garden
- Off street parking to front
- Downstairs bathroom and upstairs shower room

## FULL DESCRIPTION

### VIDEO TOUR AVAILABLE

Offered to the market is this highly sought after 5 bedroom semi detached chalet house that sits in such a convenient location offering a short walk to Sidcup train station, shops and schools. The house offers great space throughout and we feel would make a fantastic family home. It is well presented throughout and briefly comprises of: Entrance hall, a well presented front lounge, a dining room that flows nicely through into the

modern rear kitchen. The kitchen is in great condition, features a range of appliances and also overlooks the rear garden. The kitchen then leads in to an extended utility/breakfast room with skylight and doors to the rear garden. The ground floor also offers bedroom five which many families could look to use as an office or kids play room and there is also a downstairs bathroom. The first floor has a family shower room and four good sized bedrooms.

Externally you will find off street parking to the front and a beautiful lawned rear garden which features a range of shrubs and flowers as well as 2 seating areas.

This style of property is hugely popular and always attracts good interest. We recommend your earliest appointment to avoid missing out.

### Entrance hall

12' 2" x 8' 4" (3.71m x 2.54m)

### Lounge

16' 6" x 13' 0" (5.03m x 3.96m)

### Dining room

16' 6" x 13' 0" (5.03m x 3.96m)

### Kitchen

12' 8" x 9' 4" (3.86m x 2.84m)

### Breakfast room

20' 7" x 9' 6" (6.27m x 2.9m)

### Ground floor bedroom five/study

12' 5" x 8' 4" (3.78m x 2.54m)

### Ground floor bathroom

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

### First floor landing

16' 10" x 9' 4" (5.13m x 2.84m)

### Bedroom one

13' 3" x 13' 0" (4.04m x 3.96m)

### Bedroom two

10' 3" x 10' 2" (3.12m x 3.1m)

### Bedroom three

13' 0" x 11' 8" (3.96m x 3.56m)



### Bedroom four

10' 3" x 9' 11" (3.12m x 3.02m)

### Shower room

7' 1" x 6' 5" (2.16m x 1.96m)

### Outside

Off street parking to the front.

Beautiful lawned rear garden which features a range of shrubs and flowers as well as 2 seating areas.

## Additional Information

Council Tax Band F £2,667 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 63

Potential EPC Rating 80

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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