



# Old Farm Avenue

Sidcup, DA15 8AL

## VIDEO TOUR AVAILABLE

A 3 bedroom end of terrace house that sits in a popular location and we feel would make a great family home. The property has been well maintained by the current owners and offers so much further potential to change the layout and to also extend (STPP). Easy access to Sidcup train station, shops, schools and also sits opposite Old Farm Park, making it an ideal family home. Early viewing comes highly recommended.

## Main Features

- 3 bedroom end of terrace house
- Popular location
- Ideal family home
- Potential to extend (STPP)
- Low maintenance garden
- Off street parking to the front and garage to rear

## FULL DESCRIPTION

### VIDEO TOUR AVAILABLE

A hugely popular 3 bedroom end of terrace that we feel would make a great family home. It has been well maintained throughout and offers great potential to change the layout and perhaps open the kitchen into the dining room or even to further extend (STPP). This property sits in a location that offers easy access to Sidcup train station, shops, schools and also sits opposite Old Farm Park.

The house briefly comprises of: Entrance hall, a well presented through lounge which flows out further into a rear conservatory and then out onto the garden. There is a small, but well designed kitchen which has great potential to be knocked through to the dining room and turned into a kitchen/diner. The first floor has three bedrooms and the family bathroom as well as access to the loft.

Externally there is a large, but low maintenance rear garden. There is off street parking to the front for several cars and a garage to rear.

This is a great chance to purchase a three bedroom end of terrace house that we feel makes a great family home.

**Entrance hall** - 10' 10" x 6' 0" (3.3m x 1.83m)  
**Lounge** - 13' 1" x 9' 3" (3.99m x 2.82m)  
**Dining area** - 10' 10" x 9' 3" (3.3m x 2.82m)  
**Conservatory** - 11' 2" x 7' 11" (3.4m x 2.41m)  
**Kitchen** - 10' 10" x 6' 0" (3.3m x 1.83m)  
**First floor landing** - 7' 3" x 6' 0" (2.21m x 1.83m)  
**Bedroom one** - 14' 6" x 9' 3" (4.42m x 2.82m)  
**Bedroom two** - 9' 11" x 9' 3" (3.02m x 2.82m)  
**Bedroom three** - 8' 2" x 6' 0" (2.49m x 1.83m)  
**Bathroom** - 6' 0" x 5' 10" (1.83m x 1.78m)  
**Outside**

Low maintenance rear garden.

Off street parking to the front for several cars.

Garage to the rear of the garden, accessed via rear service road.

## 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 C - £1,642 per annum.

EER Rating: 59

## Directions

From our Sidcup office, proceed straight over into Old Farm Avenue and the property can be found on the right hand side. Closest Stations: Sidcup (0.60 mi) New Eltham (0.82 mi) Albany Park (1.52 mi)  
Closest Schools: Longlands Primary School (0.38 mi) Burnt Oak Junior School (0.41 mi) Chislehurst and Sidcup Grammar School (0.71 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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