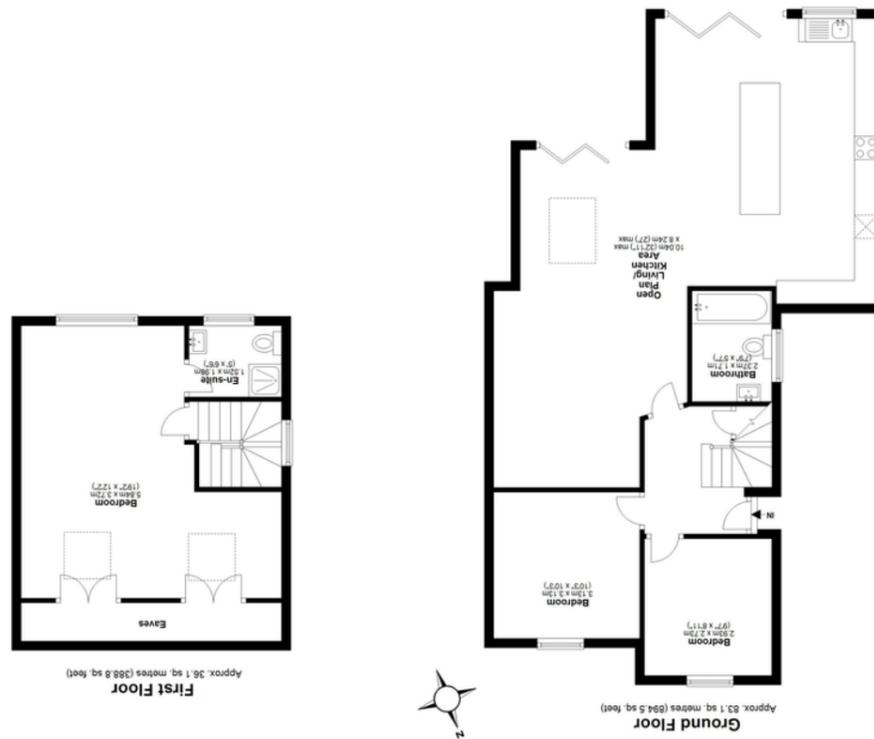


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Total area: approx. 119.2 sq. metres (1283.3 sq. feet)  
 Old Farm Avenue, Sidcup



# Old Farm Avenue

Sidcup, DA15 8AP

A stunning 3 bedroom semi detached dormer bungalow that has been fully refurbished from top to bottom. This property is presented to such a high modern standard throughout, sits in such a sought after location and would suit such a wide range of buyers. It has a rear extension that houses an amazing kitchen which features a range of integrated appliances, a large centre island and this all flows into the rear reception room. There are a wide range of mod cons and internal viewing comes highly recommended so as to fully appreciate the high quality of work that has been put into this chain free property.  
\*Fully refurbished\* \*chain free\*

## Main Features

- Stunning, fully refurbished 3 bedroom dormer bungalow
- Amazing kitchen with centre island
- Bi-fold doors opening to the garden
- Family bathroom with automatic sensor lighting
- Dual aspect master bedroom with ensuite shower room
- Two further bedrooms

## FULL DESCRIPTION

A completely refurbished 3 bedroom dormer bungalow that has been transformed from top to bottom. This beautiful property offers such a modern feel throughout showing off the high quality of work that the current owner has put into it. There are a range of mod cons throughout and a great feel of space especially in the rear living

area which has a large and stylish kitchen which features a centre island all overlooking the rear living room. The property sits in a desirable location offering access to the local shops, transport links some great schools and it also backs on to the local allotments so offers a great view of this from the master bedroom,.

The property briefly comprises of: entrance hall, a rear living room which flows through nicely to a beautiful rear kitchen. This open plan area features a stylish kitchen with a range of built in appliances as well as a large centre island and 2 sets of bi fold doors making it great for entertaining family and friends. The ground floor also has a stunning family bathroom with automatic sensor lighting, two bedrooms and storage and then a staircase takes you up to the master bedroom. The master bedroom in the first floor has windows front to back, built-in storage and an en-suite shower room that again sticks with this exceptional condition of the property with its sensor lights and tasteful décor.

Externally there is off street parking to the front for at least 3 cars and a lawned south facing rear garden which also features a decked seating area.

Properties presented to this standard are extremely hard to come by and with this being in such a great location and offered chain free it will be sure to get interest. \*chain free\* \*Fully Refurbished\*

### Entrance hall

### Open plan living/kitchen area

32' 11" x 27' 0" (10.03m x 8.23m)

### Bedroom two

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

### Bedroom three

9' 7" x 8' 11" (2.92m x 2.72m)



### Bathroom

7' 9" x 5' 7" (2.36m x 1.7m)

### First floor landing

### Master bedroom

19' 2" x 12' 2" (5.84m x 3.71m)

### Ensuite

5' 0" x 6' 6" (1.52m x 1.98m)

### Outside

Off street parking to the front for 3 cars.

Rear garden laid to lawn with decked seating area.

## Additional Information

Council Tax Band D £1,745 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 64

Potential EPC Rating 79

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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