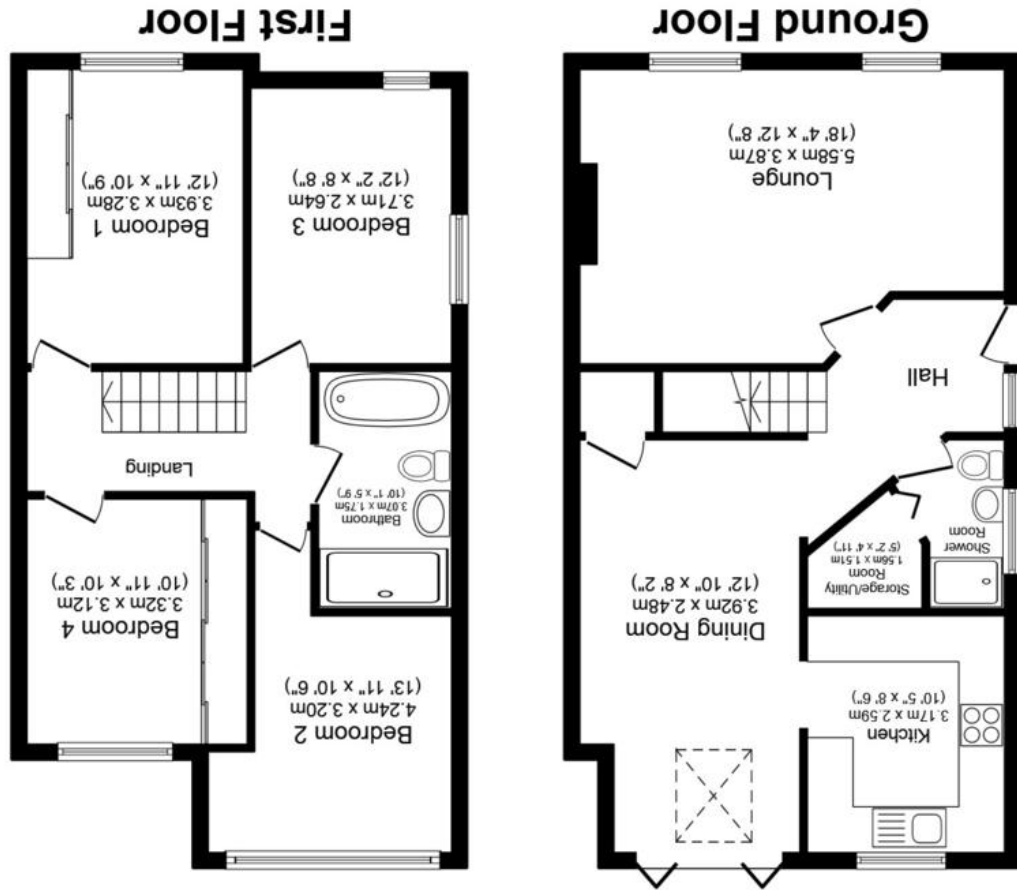


Total floor area 110.3 sq.m. (1,187 sq.ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Elmcroft Avenue

Sidcup, DA15 8NW

VIDEO TOUR AVAILABLE

A beautifully presented 4 bedroom semi detached chalet house. The house has been well extended and presented to a high standard throughout and we feel would it make a great family home. Positioned in a highly sought after tree-lined road that offers easy access to the local parade of shops at The Oval, some fantastic schools, parks and transport links. This is a chance to buy a great family home in such a sought after road.

Main Features

- 4 bedroom, extended, semi detached chalet style house
- Sought after tree-lined road
- Ideal family home
- Great rear garden with artificial turf and patio seating area
- Off street parking for several cars
- Bay fronted lounge

FULL DESCRIPTION

VIDEO TOUR AVAILABLE

Offered for sale is this 4 bedroom extended chalet house that sits in a highly sought after tree lined road providing easy access to a variety of local amenities, including the local shops at The Oval, some highly sought after schools, parks and transport links.

The house has been beautifully presented and well extended by the current owner and really

does offer someone the chance to buy a great family home. Briefly comprising of: Entrance hall, a large bay fronted lounge, shower room, utility room, and an extended second reception/dining room that flows nicely into the rear kitchen. The first floor features four double bedrooms and a family bathroom.

Externally there is a great rear garden that has been designed for easy maintenance with artificial turf and a patio seating area and there is off street parking to the front for several cars.

Internal viewing comes highly recommended on this very well presented chalet house.

Entrance hall

Lounge

18' 4" x 12' 8" (5.59m x 3.86m)

Dining room

12' 10" x 8' 2" (3.91m x 2.49m)

Kitchen

10' 5" x 8' 6" (3.18m x 2.59m)

Downstairs shower room

Downstairs storage/utility room

5' 2" x 4' 11" (1.57m x 1.5m)

First floor landing

Bedroom one

12' 11" x 10' 9" (3.94m x 3.28m)

Bedroom two

13' 11" x 10' 6" (4.24m x 3.2m)

Bedroom three

12' 2" x 8' 8" (3.71m x 2.64m)

Bedroom four

10' 11" x 10' 3" (3.33m x 3.12m)

Bathroom

10' 1" x 5' 9" (3.07m x 1.75m)



Outside

Rear garden that has been designed for easy maintenance with artificial turf and a patio seating area.

Off street parking to the front for several cars.

Additional Information

Council Tax Band E £2,350 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 70

Potential EPC Rating 82

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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