



Sherwood Park Avenue

VIDEO TOUR AVAILABLE

An extremely well presented 2 bedroom terrace house that features off street parking to the front, garage to the rear and sits in a popular location. We feel this would make a great first house for any a buyer as it is in great condition and offers easy access to local shops, transport links and some great schools.

Main Features

- 2 bedroom mid terrace house
- Ideal first purchase
- Well presented by the current owners
- Easy access to local shops, transport links and schools
- Off street parking to the front
- Front lounge

FULL DESCRIPTION

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Offered for sale is this 2 bedroom terrace house that has been really well presented by the current owners and we feel would make a great first house for any buyer. The property is in a very popular location that offers easy access to the local shops, transport links and some very desirable schools.

The house comprises of: Entrance hall, front lounge, kitchen which flows into the rear conservatory, two bedrooms and a family bathroom. Externally there is off street parking to the front and a lawned rear garden plus a garage which has power.

This is a great chance for someone to purchase their first house and this one is in great condition offering someone the chance to just move in with little work needed. Internal viewing comes highly recommended.

Entrance hall

Lounge

13' 7" x 10' 0" (4.14m x 3.05m)

Kitchen

13' 4" x 8' 8" (4.06m x 2.64m)

Conservatory

7' 3" x 7' 3" (2.21m x 2.21m)

First floor landing

Bedroom one

13' 5" x 9' 11" (4.09m x 3.02m)

Bedroom two

8' 10" x 6' 11" (2.69m x 2.11m)

Bathroom

6' 1" x 5' 8" (1.85m x 1.73m)

Outside

Off street parking to the front

Rear garden laid to lawn and garage to rear with power.

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.

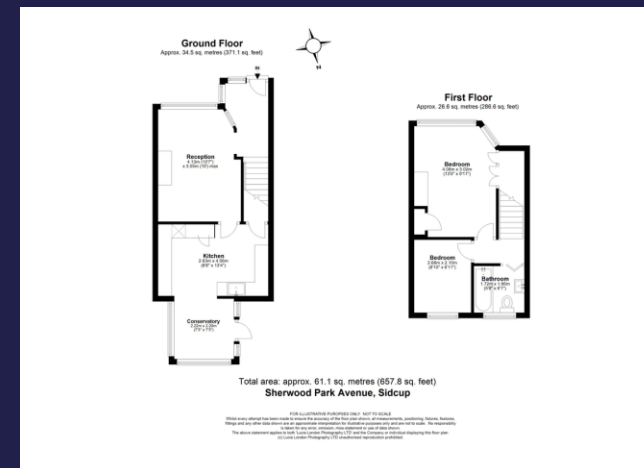
EER Rating: 56

Local authority: Bexley London Borough Council

Directions

From our Sidcup office turn right into Station Road and proceed straight across at the traffic lights into Halfway Street. At the mini roundabout turn right into Willersley Avenue. The fifth turning on the right is Sherwood Park Avenue. Closest Stations: Albany Park (0.93 mi) Sidcup (1.04 mi) Welling (1.35 mi) Closest Schools: Sherwood Park Primary School (0.15 mi) Blackfen School for Girls (0.17 mi) Hurstmere School (0.59 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



128, Station Road, Sidcup, DA15 7AF

Tel: 020 8300 6761

E: info@drewery.co.uk www.drewery.co.uk