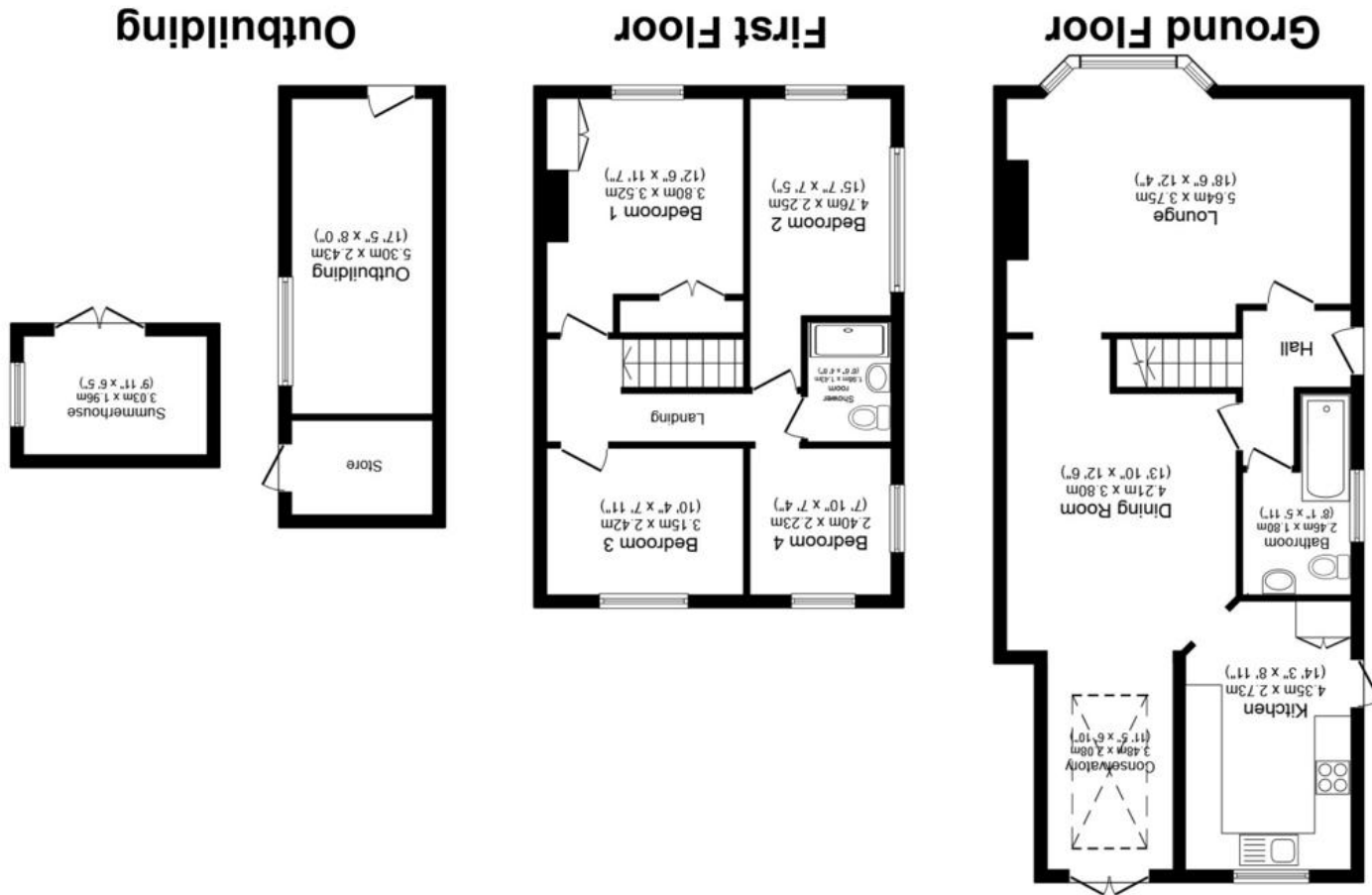


Total floor area 139.2 sq.m. (1,499 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose 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.localagent.com



# Old Farm Avenue

Sidcup, DA15 8AP

## VIDEO TOUR AVAILABLE

A very well presented and deceptively spacious 4 bedroom semi-detached extended chalet house. This style of property is always popular and this house sits in a great location that offers easy access to the local parks, shops, train station and schools. It backs on to the local allotments, features a driveway and off street parking to the front, a large outbuilding, which has been converted to a gym, a good-sized south-facing rear garden and a summerhouse. \*Chain free\*

## Main Features

- Deceptively spacious 4 bedroom semi-detached extended chalet
- Chain Free
- Large outbuilding converted to a gym/office
- Summerhouse & Orangery
- In and out driveway to front
- Easy access to local parks, shops, train station and schools

## FULL DESCRIPTION

### VIDEO TOUR AVAILABLE

Offered for sale is this beautifully presented 4 bedroom semi-detached extended chalet house. The property is deceptively spacious throughout and sits in a popular location that backs on to the local allotments and offers easy access to the local parks, shops, schools and train station.

The house briefly comprises of: Entrance hall, a large front lounge which flows nicely through to a

dining room and then further into an orangery extension. Downstairs there is also a well-presented bathroom featuring a rain shower and jacuzzi bath with mood lighting and a stylish modern kitchen which overlooks and provides access to the rear south facing garden. The first floor features a shower room and 4 bedrooms with 3 modern and spacious fitted wardrobes.

Externally to the front of the property there is an in and out driveway for 2 vehicles as well as ample off street parking. The rear garden is laid to lawn with a patio area and to the side there is a large outbuilding which has been converted into 3 separate defined areas - a summerhouse, a tool shed and a gym, which could also make a wonderful study or office.

Houses like this are always very popular and internal viewing comes highly recommended so as to appreciate all it has to offer. \*chain free\*

### Entrance hall

#### Lounge

18' 6" x 12' 4" (5.64m x 3.76m)

#### Dining room

13' 10" x 12' 6" (4.22m x 3.81m)

#### Kitchen

14' 3" x 8' 11" (4.34m x 2.72m)

#### Conservatory

11' 5" x 6' 10" (3.48m x 2.08m)

#### Downstairs bathroom

8' 1" x 5' 11" (2.46m x 1.8m)

#### First floor landing

#### Bedroom one

12' 6" x 11' 7" (3.81m x 3.53m)

#### Bedroom two

15' 7" x 7' 5" (4.75m x 2.26m)

#### Bedroom three

10' 4" x 7' 11" (3.15m x 2.41m)



#### Bedroom four

7' 10" x 7' 4" (2.39m x 2.24m)

#### Shower room

6' 6" x 4' 8" (1.98m x 1.42m)

#### Outside

Rear garden laid to lawn with summerhouse (9'11 x 6'5) and outbuilding currently used as gym, but could be a study/office (17'5 x 8'0)

## Additional Information

Council Tax Band E £2,350 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 57

Potential EPC Rating 75

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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