



**Cavendish Avenue, Sidcup, DA15**  
 Approximate Area = 1092 sq ft / 101.4 sq m  
 Limited Use Area(s) = 30 sq ft / 2.8 sq m  
 Office = 135 sq ft / 12.5 sq m  
 Total = 1257 sq ft / 116.7 sq m  
 For identification only - Not to scale  
 Denotes restricted head height



# Cavendish Avenue

Sidcup, DA15 9EA

A truly stunning 3 bedroom semi detached chalet house which has been presented to a high standard by the current owners. Situated in a tree-lined road convenient for local shops at the Oval, some highly sought after schools and Sidcup train station.

## Main Features

- Beautifully presented 3 bedroom semi detached chalet style house
- Sought after tree-lined road
- Convenient for sought after schools & Sidcup station
- Modern rear kitchen with fantastic vaulted ceiling
- Large master bedroom with ensuite
- Off street parking to the front

## FULL DESCRIPTION

Offered for sale is this beautifully presented 3 bedroom semi detached chalet house that has been presented to a high standard by the current owners. The house sits in a highly sought after tree-lined road in the Marlborough Park area and offers a short walk to the local shops at The Oval, sought after schools and Sidcup train station.

The house briefly comprises of: Entrance hall, front lounge, a dining room that flows nicely through to the modern rear kitchen which has a fantastic vaulted ceiling and overlooks the rear garden. The ground floor also features a stylish, bathroom as well as bedroom three. The first floor offers a large master bedroom with fitted wardrobes and an en-

suite, a large second bedroom with access to the eaves storage that has been cleverly converted into wardrobe storage.

Externally there is off street parking to the front for several cars, a good sized rear garden that is larger than many others in the area and which benefits from storage, plus an outbuilding that has been very well converted. (This outbuilding is currently used as a hair salon but would also make a brilliant office or games room).

Houses in this road are always popular and rarely come to the market. This is a great example of a house that has been presented to a high standard and that would make a brilliant family home. Internal viewing is a must so as to appreciate all it has to offer.

## Entrance hall

### Lounge

16' 3" x 12' 0" (4.95m x 3.66m)

### Dining room

13' 11" x 12' 0" (4.24m x 3.66m)

### Kitchen

10' 4" x 7' 7" (3.15m x 2.31m)

### Bedroom three

10' 8" x 8' 0" (3.25m x 2.44m)

### Downstairs bathroom

### First floor landing

### Bedroom one

16' 3" x 11' 9" (4.95m x 3.58m)

### Ensuite

### Bedroom two

11' 9" x 10' 9" (3.58m x 3.28m)



## Outside

Rear garden approximately 63' x 27' (19.20m x 8.23m)

Office/games room in rear garden 17'4 x 7'9 (5.28m x 2.36m)

## Additional Information

Council Tax Band E £2,491 per annum.

Local authority

Current EPC Rating 64

Potential EPC Rating 84

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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