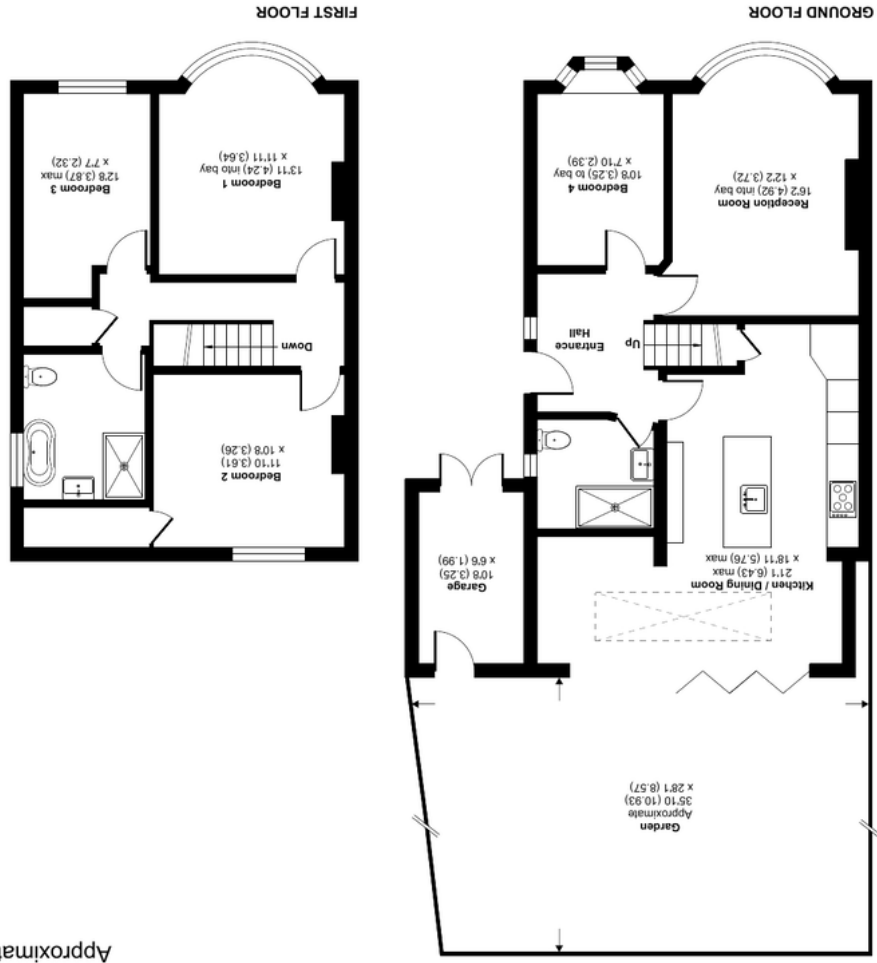


Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nclhcom 2024.
 Produced for Drewery. REF: 1109665



Approximate Area = 1290 sq ft / 119.8 sq m
 Garage = 69 sq ft / 6.4 sq m
 Total = 1359 sq ft / 126.2 sq m
 For identification only - Not to scale

Chatsworth Avenue, Sidcup, DA15



Chatsworth Avenue

Sidcup, DA15 9BS

A stunning 4 bedroom extended chalet house that has been presented to a high standard by the current owners. The house is located in a very sought after tree lined road in the Marlborough Park area that offers just a short walk to the local train station, shops, parks and some highly desirable schools including, Chatsworth Primary, Burnt Oak Primary and Chislehurst and Sidcup Grammar School.

Main Features

- 4 bedroom extended chalet style house
- Sought after tree lined road in the Marlborough Park area
- Short walk to Sidcup station, shops, parks and local schools
- Off street parking to front and garage
- Internal viewing highly recommended
- Downstairs shower room and upstairs bathroom
- Beautiful rear kitchen/diner with bi-fold doors to rear garden.
- Rear garden with decking and patio seating area.

FULL DESCRIPTION

Offered for sale is this beautifully presented 4 bedroom, extended chalet house that sits in this sought after tree lined road. We feel this house would make a great family home with it offering plenty of space, a great open plan

kitchen/diner and sitting just a short walk from local parks, shops, schools and Sidcup train station.

The house briefly comprises of: entrance hall, a well presented front lounge with character bay window, stylish downstairs shower room, bedroom four and then to the rear of the property you will find a beautiful rear kitchen/diner which features a centre island, a range of appliances and this overlooks another rear seating area with bi-folding doors to the garden.

The first floor of this family home offers 3 large bedrooms and a huge main family bathroom that features bath and separate shower cubicle.

Externally there is off street parking to the front, a garage and front and rear gardens with the rear offering a patio seating area, a decked seating area and lawn.

This is a spacious and extremely well presented house so your earliest appointment comes highly recommended.

Entrance hall

Lounge

16' 2" x 12' 2" (4.93m x 3.71m)

Kitchen/diner

21' 1" x 18' 11" (6.43m x 5.77m)

Bedroom four

10' 8" x 7' 10" (3.25m x 2.39m)

Downstairs bathroom

First floor landing

Bedroom one

13' 11" x 11' 11" (4.24m x 3.63m)

Bedroom two

11' 10" x 10' 8" (3.61m x 3.25m)

Bedroom three

12' 8" x 7' 7" (3.86m x 2.31m)

Bathroom



Outside

Rear garden approximately 35'10 x 28'1 (10.93m x 8.57m)

Off street parking to the front and garage to the side.
10'8 x 6'6 (3.25m x 1.99m)

Additional Information

Council Tax Band F £2,943 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 63

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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