



**Montrose Avenue**

Sidcup  
DA15 9DT

**Freehold**

3 bedroom unextended chalet style house  
Requires some modernisation  
Potential to extend (STPP)  
Chain Free  
Short walk to local shops at The Oval  
Access to Sidcup station, parks and schools  
2 reception rooms





## FULL DESCRIPTION

Offered for sale is this very popular 3 bedroom un-extended chalet house. The property offers great potential to be extended (STPP) into a 5 bedroom house and is located within easy access of local shops and restaurants at The Oval as well as giving access to Sidcup train station, parks and some highly desirable schools.

The house itself briefly comprises of: Entrance hall, front lounge, dining room, kitchen, downstairs bathroom and downstairs third bedroom and then the first floor has 2 large double bedrooms.

Externally there is a front garden, off street parking, garage and a large lawned rear garden.  
\*Chain Free\*



## Directions

From our Sidcup office, turn right and proceed along Station Road, take the second turning on the right into Burnt Oak Lane, third turning on the left into Marlborough Park Avenue and Montrose Avenue is the fourth turning on the right hand side. Closest Station: Sidcup (0.71 mi) Albany Park (1.01 mi) Welling (1.46 mi) Closest Schools: Chatsworth Infant School (0.27 mi) Sherwood Park Primary School (0.3 mi) Blackfen School for Girls (0.4 mi)

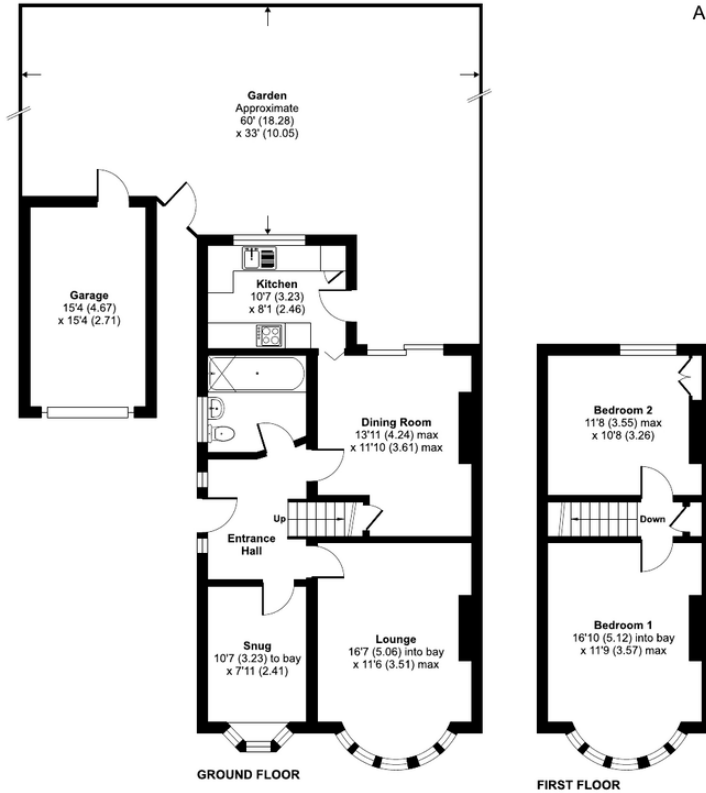


Local Authority  
Council Tax Band  
EPC Rating

Bexley London Borough Council  
E  
D

### Montrose Avenue, Sidcup, DA15

Approximate Area = 1032 sq ft / 95.8 sq m  
Garage = 136 sq ft / 12.6 sq m  
Total = 1168 sq ft / 108.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2024. Produced for Drewery. REF: 1189614

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.