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## Wellington Avenue, Sidcup

**£2,400 PCM**

*Parris Residential are delighted to offer this 2004-built three-bedroom detached family home with ground floor W.C., plus an en-suite shower room & family bathroom located nearby to local shops in The Oval and Blackfen Road. Well presented, the property itself benefits from having a separate parking area for 2-3 vehicles plus a private rear garden. Further benefits include a fitted kitchen with a built-in oven, microwave, dishwasher, and fridge freezer. There is a gas central heating system and double-glazed windows throughout. Your inspection is highly recommended.*

*EPC Band C | Council Tax band D | Security deposit £2,769.00 | initial 12 month tenancy with a view to long term rental*



**entrance hall 13'2 x 3'5 (4.01m x 1.04m)**

**living room 16'3 x 15'3 (4.95m x 4.65m)**

**kitchen 11'5 x 7'7 (3.48m x 2.31m)**

**ground floor W.C. 5'5 x 4'0 (1.65m x 1.22m)**

**landing**

**bedroom one 11'5 x 11'1 (3.48m x 3.38m)**

**en-suite shower room 6'0 x 5'2 (1.83m x 1.57m)**

**bedroom two 10'1 x 8'5 (3.07m x 2.57m)**

**bedroom three 10'1 x 6'6 (3.07m x 1.98m)**

**bathroom 9'3 x 5'0 (2.82m x 1.52m)**

**rear garden 42' approx (12.80m approx)**

**separate Parking area for 2-3 vehicles**



TOTAL FLOOR AREA: 904 sq.ft. (84.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2024

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.

