



Old Farm Avenue, Sidcup, DA15 8AJ

- Guide Price £550,000 - £600,000
- Requires updating—ideal for buyers looking to personalise
- Good-sized rear garden with garage
- New radiators and central heating system installed
- Chain free

- Four-bedroom extended semi-detached chalet home
- Two spacious reception rooms and large kitchen
- Off-street parking to front & side
- Excellent scope to add value (STPP)
- Sought-after location close to transport, schools, and amenities

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DESCRIPTION

We are pleased to offer to the market this extended four-bedroom semi-detached chalet-style home on the desirable Old Farm Avenue in Sidcup. Requiring modernisation throughout, this spacious property offers an exciting opportunity for the next owner to refurbish and personalise to their own taste, creating a truly bespoke family home.

Set across two floors and offering approximately 1,163 sq ft (108.1 sq m) of internal space (excluding eaves & the garage), the property provides well-proportioned and flexible accommodation, making it ideal for families looking to upsize or for buyers seeking a project with scope to add value.

The ground floor welcomes you with a central hallway leading to a bright bay-fronted reception room, a generous dining room perfect for entertaining, and a large kitchen with access to the rear garden. A fourth bedroom/study is located to the front, offering versatility as a guest room, home office or playroom. The original layout lends itself well to reconfiguration, subject to planning.

Upstairs, the first floor comprises three further bedrooms: a substantial main bedroom and two further doubles, plus a family bathroom.

Externally, the property boasts a generous rear garden measuring approx. 17.25m x 8.08m (56'7" x 26'6"), ideal for families or anyone with green-fingered ambitions. A detached garage (7.16m x 3.20m) sits to side of the property, behind the rear wall and the property also benefits from a driveway to the front.

Location:


Old Farm Avenue is a popular residential road well placed for both Sidcup (0.5 miles) and New Eltham (1 mile) mainline stations, with regular services into London Bridge, Cannon Street, and Charing Cross. It also benefits from nearby bus routes and quick access to the A20 and South Circular.

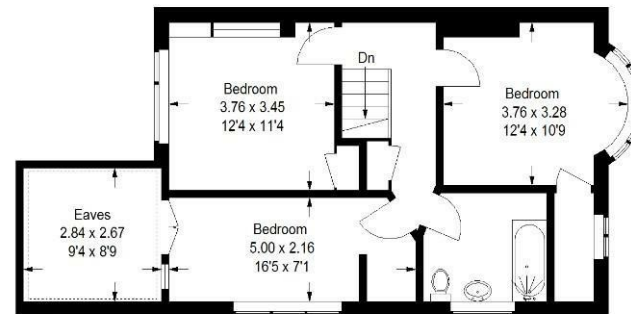




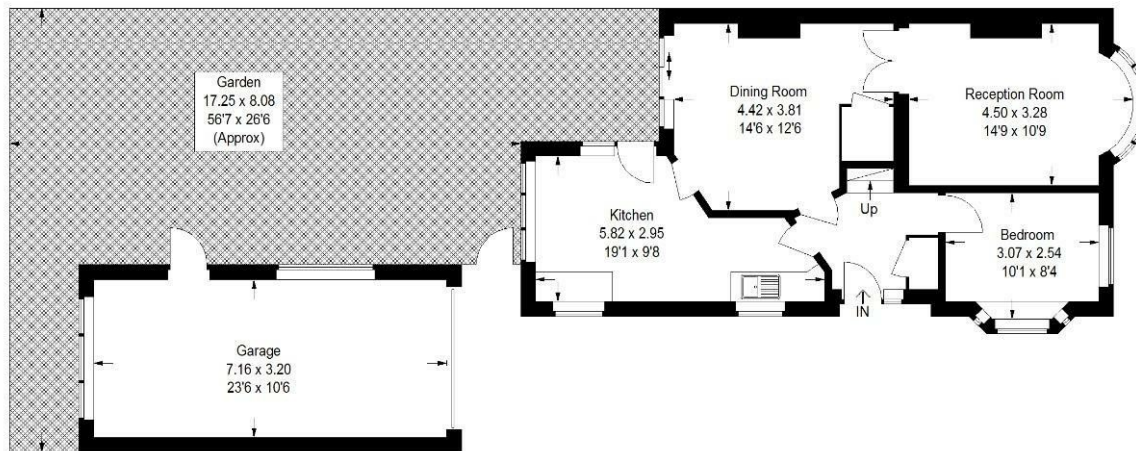
Old Farm Avenue, DA15

Approximate Gross Internal Area
(Excluding Eaves)
108.1 sq m / 1163 sq ft
Garage = 23.3 sq m / 251 sq ft
Total = 131.4 sq m / 1414 sq ft

 = Reduced headroom below 1.5 m / 5'0"



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1211854)

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact lee@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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