



# Faraday Avenue

Sidcup DA14 4JE

Guide Price £800,000



COUNTRY HOMES



## Sidcup DA14 4JE

Immaculately presented, stylish family home situated in a popular residential location close to local shops, schools and Sidcup mainline train station.

Offering the perfect blend of space and comfort, this desirable home offers two reception rooms and a contemporary kitchen/diner, providing versatile spaces for relaxation and entertainment. The layout is designed to enhance both functionality and flow, making it easy to enjoy everyday life.

As you can see from the floor plan, there is a large and welcoming entrance hallway, downstairs shower room and 5th bedroom/study making it ideal for those seeking ample room for family members or guests.

Upstairs are four well-appointed bedrooms, the master with built-in cupboards and a large feature bay window. There is also a generous size family bathroom.

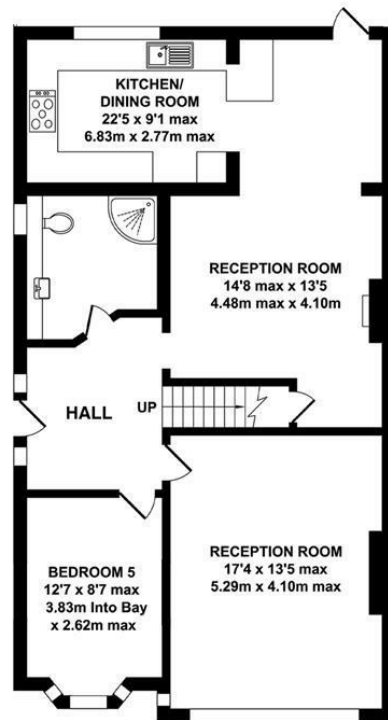
For those looking for a home office or gym space, there is a useful outbuilding which sits at the rear of the large rear garden.

Set in a friendly neighbourhood, this home is conveniently located, making it an excellent choice for families. The combination of spacious living areas and high-end finish, makes this semi-detached house, a wonderful opportunity for anyone looking to settle in Sidcup.

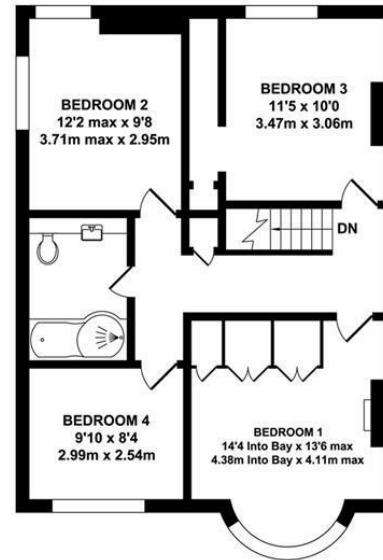
Do not miss the chance to make this lovely property your new home, call now to arrange your viewing.

- Generous size 4/5 bed semi detached
- Stylishly decorated
- Two reception rooms
- Kitchen/diner
- Two bathrooms
- Garage
- Outbuilding/home office
- Driveway
- Close to mainline station
- Early viewing encouraged

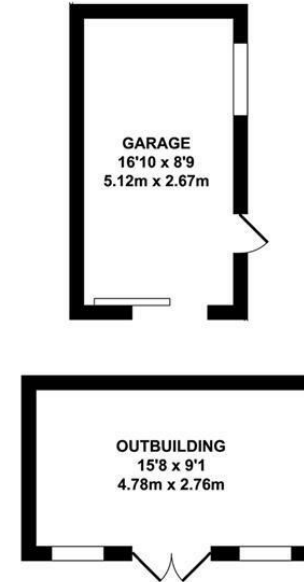




GROUND FLOOR  
APPROX. FLOOR AREA  
965 SQ.FT.  
(89.69 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
705 SQ.FT.  
(65.51 SQ.M.)



OUTBUILDINGS  
APPROX. FLOOR AREA  
289 SQ.FT.  
(26.80 SQ.M.)

### TOTAL APPROX. FLOOR AREA 1960 SQ.FT. (182.00 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| 92 plus                                     | A |                         |           |
| 81-91                                       | B |                         |           |
| 69-80                                       | C |                         |           |
| 55-68                                       | D |                         |           |
| 49-54                                       | E |                         |           |
| 41-48                                       | F |                         |           |
| 31-39                                       | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   |                         |           |
|   |   | EU Directive 2002/91/EC |           |







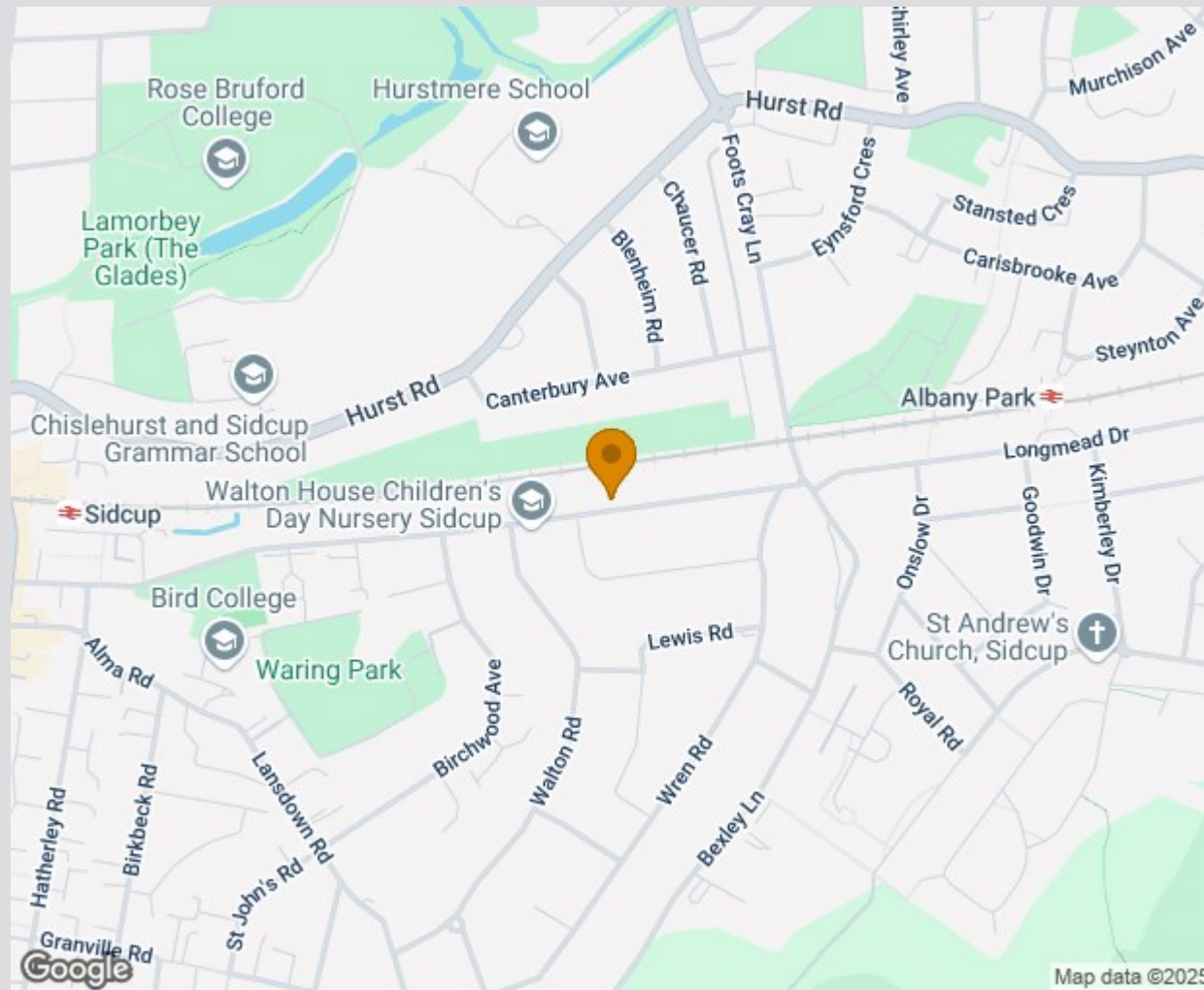




## Location Map

Tenure: Freehold

Council tax band: F



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[www.khp.me](http://www.khp.me)



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