



THE HOMES GROUP



Elmcroft Avenue, Sidcup, DA15 8NN  
Guide Price £700,000 - £750,000 Freehold

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Guide Price £700,000 - £750,000. Situated in a sought after avenue in Sidcup is this beautifully presented and extended four bedroom family home that is located within close proximity of Days Lane Primary School, Holly Oak Wood Park plus the shops & amenities of the Oval.

The accommodation comprises of an 18'8 x 12'10 living room to the front with an extended 18' x 17'2 kitchen/diner that overlooks the garden to the rear. The kitchen area boasts quartz worktops that provide a 'waterfall' style breakfast bar, integrated appliances including a wine cooler and feature plinth lighting. Also on the ground floor is a large under stairs storage cupboard and a utility area plus a shower room. On the first floor there are four double bedrooms and a family bathroom with separate walk in double shower cubicle.

To the rear is a 60' garden with new block paved patio and barbecue area, a large area of lawn and double gates that lead to the driveway to the front. The driveway can easily fit four cars and potentially six across the shingle and block paved areas.

#### Entrance Hall

#### Living Room

18'8 x 12'10 (5.69m x 3.91m)

#### Kitchen/Diner

18' x 17'2 (5.49m x 5.23m)

#### Utility

4'9 x 4' (1.45m x 1.22m)

#### Shower Room

5'7 x 4'7 (1.70m x 1.40m)

#### Landing

12'1 x 6' (3.68m x 1.83m)

#### Bedroom One

14'7 x 10' (4.45m x 3.05m)

#### Bedroom Two

14'9 x 9' (4.50m x 2.74m)

#### Bedroom Three

13' x 9'6 (3.96m x 2.90m)

#### Bedroom Four

9'7 x 9'6 (2.92m x 2.90m)

#### Bathroom

8'10 x 6'10 (2.69m x 2.08m)

#### Rear Garden

60' (18.29m)

#### Driveway

#### Tenure - Freehold

#### Council Tax - Band E





### Ground Floor

Approx. 54.5 sq. metres (586.5 sq. feet)



### First Floor

Approx. 55.4 sq. metres (596.7 sq. feet)



Total area: approx. 109.9 sq. metres (1183.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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