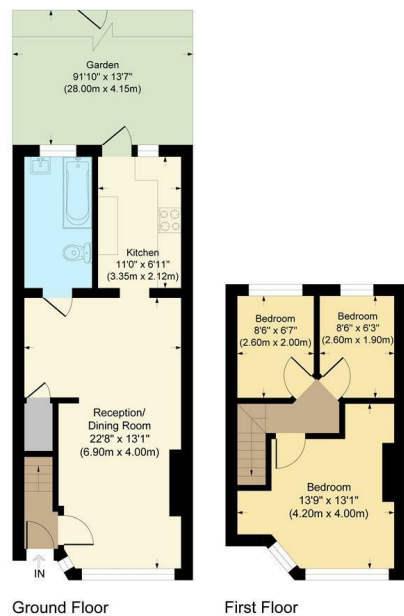
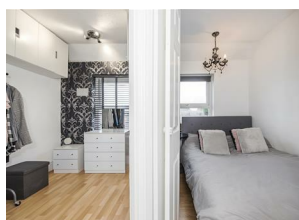
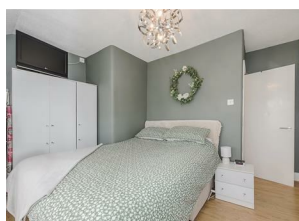


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs			
(1-20) G			
England & Wales		EU Directive 2002/91/EC	



Harcourt Avenue

Approximate Gross Internal Area
 Ground Floor = 41.4 sq m / 446 sq ft
 First Floor = 26.7 sq m / 288 sq ft
 Total = 68.1 sq m / 734 sq ft

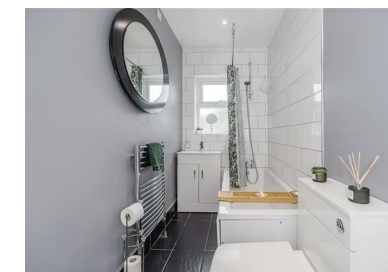
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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HARCOURT AVENUE

SIDCUP DA15 9LW

Guide price £390,000



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Step into a world of timeless allure and contemporary comfort with this enchanting 1930s terraced house, tailor-made for first-time buyers embarking on the journey of homeownership or savvy investors seeking a promising buy-to-let opportunity.

This delightful residence boasts a perfect fusion of character and functionality, featuring a convenient downstairs bathroom for added comfort. Enhanced by a thoughtful rear extension, the home offers spacious interiors that cater to the demands of modern living.

Outside, a generously sized garden awaits, providing a tranquil retreat for outdoor relaxation and entertainment. With rear access via a convenient alleyway, this outdoor space offers flexibility and convenience for your lifestyle needs.

Nestled in a highly sought-after location, this home is ideally positioned close to popular primary and secondary schools, ensuring educational excellence for growing families. Immaculately maintained throughout, the property exudes a sense of warmth and comfort at every turn.

Don't miss the opportunity to make this charming 1930s terraced house your own. Contact us today to arrange a viewing and experience the timeless allure and modern convenience that this home has to offer.

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

HARCOURT AVENUE

SIDCUP DA15 9LW

- 3 BEDROOM FAMILY HOME
- EXTENDED TO THE REAR
- BEAUTIFUL DOWNSTAIRS BATHROOM
- CLOSE TO GREAT SCHOOLS
- HIGHLY SOUGHT AFTER LOCATION
- EPC- D
- 734 SQ FT
- COUNCIL TAX BAND D

