

FREEHOLD



House - Semi-Detached (EPC Rating: C)

**88 MOUNT CULVER AVENUE, SIDCUP,
DA14 5JW**

Guide price

£500,000

Westwood
PROPERTY SERVICES



4 Bedroom House - Semi-Detached located in Sidcup

****Guide Price £500,000 - £525,000**** Ideally located for Foots Cray Meadows and many local schools we are pleased to offer this large four bedroom semi-detached family home. Having been well maintained by the current owners the home comprises entrance porch, entrance hall open plan to the bay fronted living room, dining room which is open plan to the fitted kitchen and utility room. The first floor includes four family sized bedrooms with an en-suite shower room to the main room and a four piece bathroom suite. The rear garden is mainly laid to lawn with a patio area and benefits from a summerhouse with power and electric heating. Additional benefits of particular note double glazed, gas central heating, larger than average size garage and off-street parking to the front.

Enclosed Entrance Porch

Enclosed entrance porch with double glazed front door.

Entrance Hall

Hard wood front door, stairs to first floor, storage under stairs and wooden flooring.

Living Room

19'3 x 12'11

Double glazed bay window to front, coved ceiling, radiator and wooden flooring.

Dining Room

19'4 x 11'7 (combined kitchen dining room)

Open plan to kitchen, open feature fireplace, double glazed French doors to garden, radiator and laminate flooring.

Kitchen

Double glazed window to rear, range of wall and base units., integrated electric double oven, integrated gas hob, space for fridge/freezer, plumbed for dish washer, inset sink unit with mixer tap and laminate flooring.

Landing

Loft access and carpet.

Bedroom One

16'1 x 11'2

Double glazed window to front, coved ceiling, spot lights, radiator and carpet.

En-suite Shower Room

Double glazed frosted window to rear, shower cubicle, low-level WC, wash hand basin, radiator and wall and floor tiling.

Bedroom Two

13'5 x 13'2

Double glazed bay window to front, radiator and laminate flooring.

Bedroom Three

11'9 x 11'6

Double glazed window to rear, radiator and carpet.

Bedroom Four

8'2 x 6'2

Double glazed window to front, radiator and carpet.

Bathroom

Double glazed frosted window to rear, shower cubicle, panelled bath with mixer tap, low-level WC, wash hand basin, heated towel rail and wall and flooring tiling.

Utility Room

Utility room to the side with plumbing for washing machine and tumble dryer and access through to garage.

Garage

16'0 x 10'10

Accessed via utility room, up and over door and power.

Rear Garden

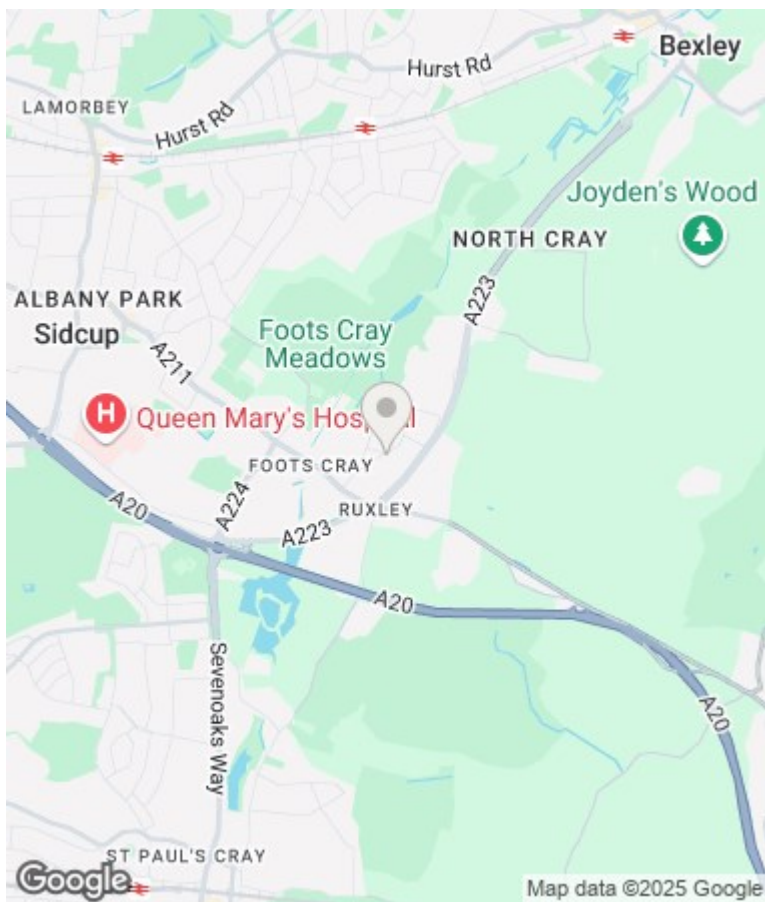
Laid to lawn, patio area and fencing.

Summer House

Double glazed double doors, double glazed window, electric heater and laminate flooring.

Front Driveway

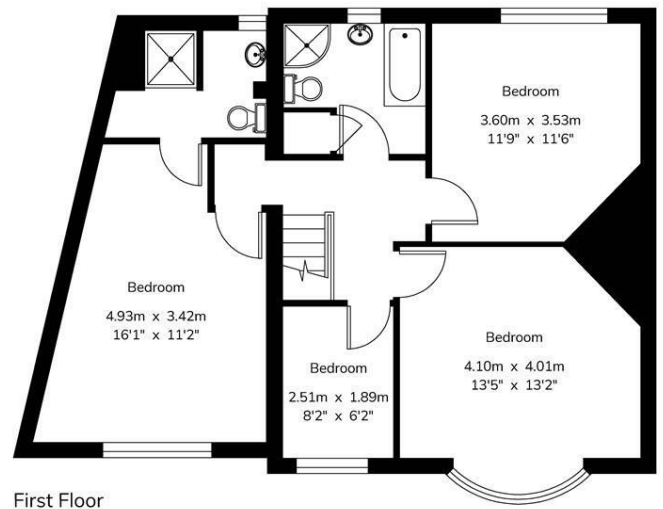
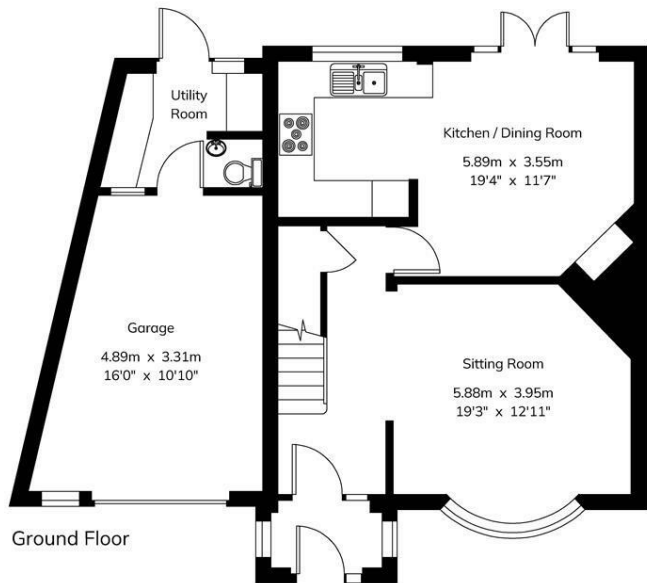
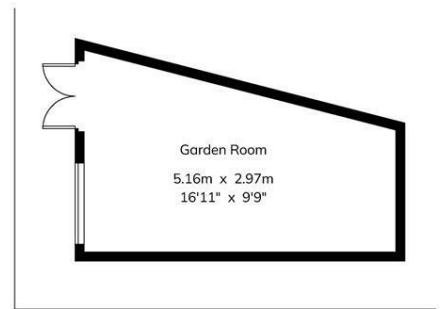
Block paved driveway to the front for parking.



SIDCUP | 2 CENTRAL PARADE SIDCUP, KENT, DA15 7DH

88 Mount Culver Avenue

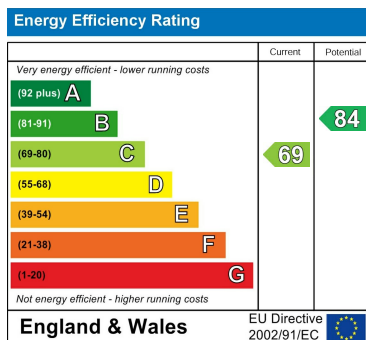
House - Gross Internal Area : 135.3 sq.m (1456 sq.ft.)
Outbuilding - Gross Internal Area : 13.9 sq.m (149 sq.ft.)



Council Tax Band

E

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.