

FREEHOLD



House - Semi-Detached (EPC Rating: C)

8 MONTROSE AVENUE, SIDCUP, DA15 9DR

Offers in excess of

£750,000

Westwood
PROPERTY SERVICES



5 Bedroom House - Semi-Detached located in Sidcup

Located within the ever popular Marlborough Park area of Sidcup, Westwood's are delighted to offer for sale this beautifully five bedroom semi-detached chalet style home. The home has been well looked after by the current owners and now comprises entrance hall, bay fronted living room measuring 15'3 x 10'2, second reception area which is open plan to the kitchen/dining room with bi-folding doors and marble work surfaces, three piece ground floor shower room and fifth bedroom. To the first floor you will find four double bedrooms and a three piece modern bathroom suite. The rear garden which backs onto Marlborough Park is south-facing and has a large patio area, laid to lawn and access to the garage on the side. Additional benefits to note include double glazing, gas central heating and a driveway to the front for parking. Ideally positioned for many local shops, schools and transport link an internal viewing comes highly recommended.

Entrance Hall

Hard wood front doors, stairs to first floor, radiator and laminate flooring.

Living Room

15'3 x 10'2

Double glazed leaded light bay window to front, fitted shutter blinds, media wall with built-in storage, radiator and carpet.

Second Reception Room

13'11 x 12'2

Open plan to kitchen dining area, cupboard under stairs housing meters, radiator and laminate flooring.

Kitchen/Dining Room

19'8 x 9'6

Double glazed bi-folding doors to garden, double glazed leaded light window to rear, double glazed skylight window, marble work surfaces, inset sink unit with mixer tap, integrated double oven, electric hob, integrated dish washer, space for fridge/freezer, plumbed for washing machine, extractor hood and tiled flooring.

Bedroom Five

10'8 x 7'10

Double glazed leaded light bay window to front, fitted shutter blinds, radiator and laminate flooring.

Shower Room

Double glazed frosted leaded light window to side, walk-in shower cubicle, low-level WC, wash hand basin, heated towel rail and wall and floor tiling.

Landing

Loft access, skylight tunnel and carpet.

Bedroom One

16'8 x 11'8

Double glazed leaded light bay window to front, fitted shutter blinds, radiator and carpet.

Bedroom Two

13'7 x 10'1

Double glazed leaded light window to rear, fitted shutter blinds, radiator and carpet.

Bedroom Three

13'1 x 9'1

Double glazed leaded light window to front, fitted shutter blinds, radiator and carpet.

Bedroom Four

11'10 x 7'9

Double glazed leaded light window to rear, fitted shutter blinds, radiator and carpet.

Bathroom

Double glazed frosted leaded light window to side, roll-top bath with mixer tap, low-level WC, wash hand basin, heated towel rail and floor tiling.

South-Facing Rear Garden

Mainly laid to lawn, patio area, fencing and outside tap.

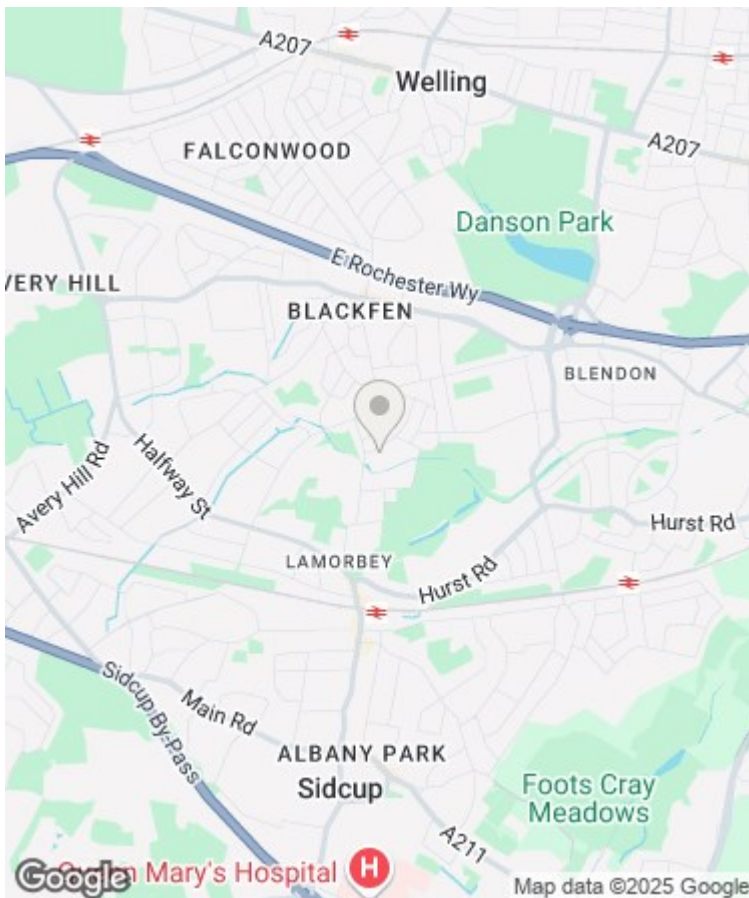
Garage

17'11 x 7'7

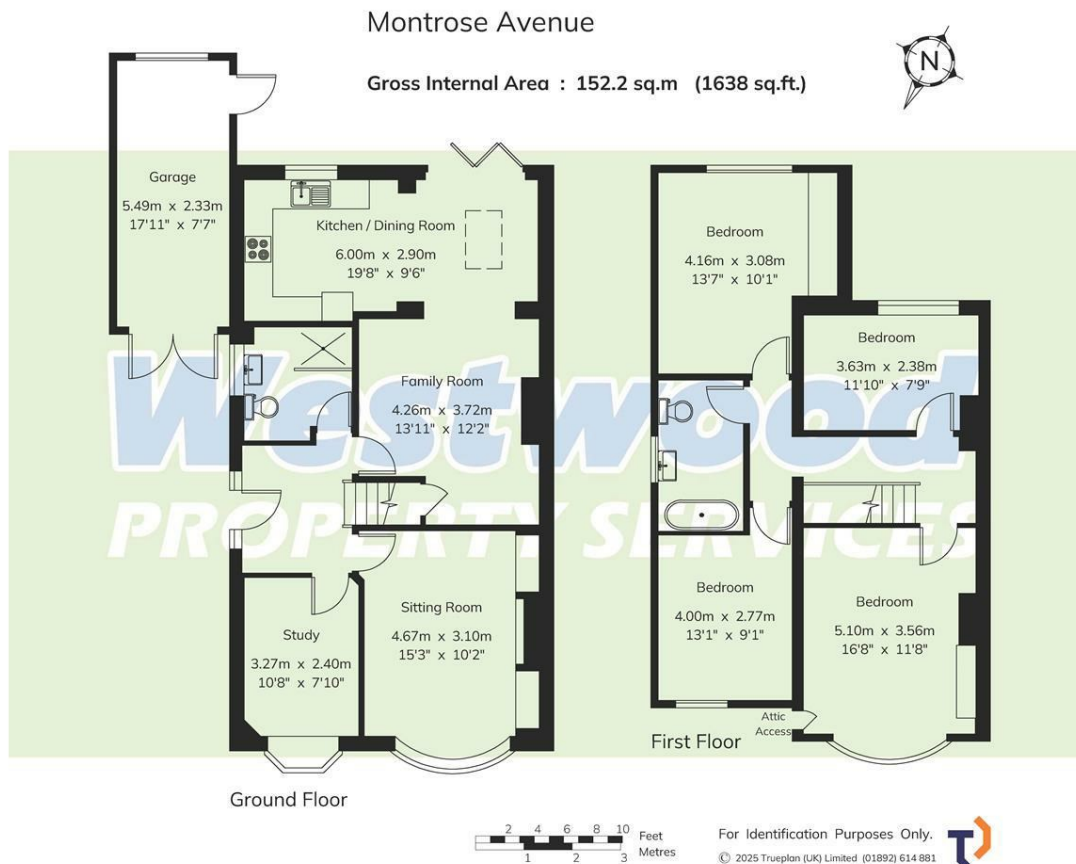
Accessed via front and from rear garden.

Front Driveway

Driveway to the front for parking.



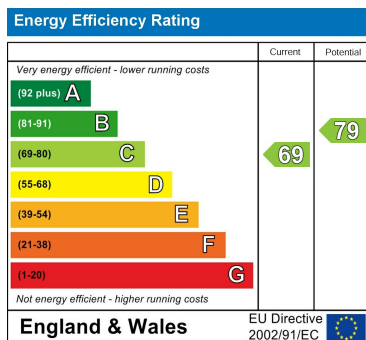
SIDCUP | 2 CENTRAL PARADE SIDCUP, KENT, DA15 7DH



Council Tax Band

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Energy Performance Graph



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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.