

FREEHOLD



House - Semi-Detached (EPC Rating: D)

**67 CANTERBURY AVENUE, SIDCUP, KENT,
DA15 9AT**

Asking price

£600,000

Westwood
PROPERTY SERVICES



3 Bedroom House - Semi-Detached located in Sidcup

Offered to the market with no forward chain is this rarely available three bedroom un-extended chalet style family home. Positioned in an enviable location near to Sidcup Train Station and Marks and Spencer's this home offers huge potential. The accommodation on offer comprises entrance hall, bay fronted living room measuring 16'2 x 12'2, dining room leading to the fitted kitchen overlooking the rear garden, conservatory, ground floor third bedroom and a three piece shower room. The first floor includes two further double bedrooms. Externally the home has a large wrap-around garden benefitting from a dropped kerb to the rear, driveway and front garden. Additional points of particular note include double glazing and gas central heating. Ideally located for many Primary and Secondary Schools viewings are by appointment only, please call to arrange.

Entrance Hall

Hard wood front door, stairs to first floor and carpet.

Living Room

16'2 x 12'2

Double glazed bay window to front, coved ceiling, feature fireplace, radiator and carpet.

Dining Room

13'8 x 12'2

Doors to conservatory, cupboard under stairs, radiator and carpet.

Kitchen

10'10 x 7'9

Double glazed window to rear, range of wall and base units, wall mounted gas central heating boiler, integrated electric oven, stainless steel sink units, plumbed for washing machine, space for fridge and freezer, wall tiling and vinyl flooring.

Lean to/Conservatory

11'3 x 7'7

Access to garden.

Shower Room

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

Bedroom Three

10'8 x 7'9

Double glazed bay window to front, picture rail, radiator and carpet.

Landing

Loft access and carpet.

Bedroom One

16'11 x 11'8

Double glazed bay window to front, eaves access, radiator and carpet.

Bedroom Two

12' x 10'5

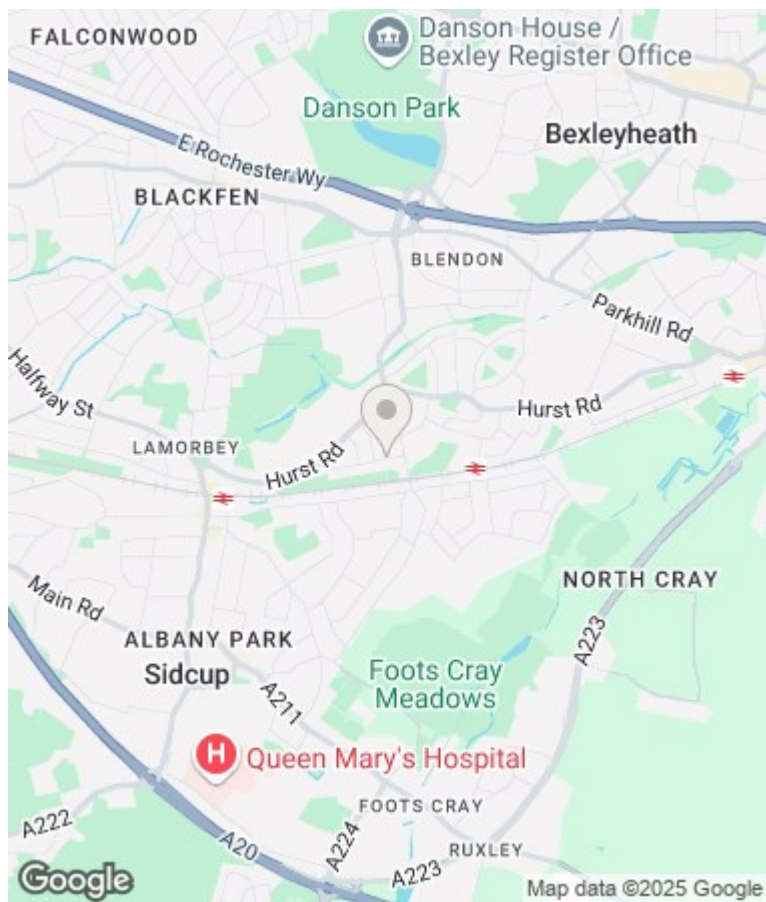
Double glazed window to rear, eaves access radiator and carpet.

Rear Garden

Large corner plot with a wrap-around garden, driveway for parking and access via the rear with a dropped kerb. Mainly laid to lawn.

Front Garden

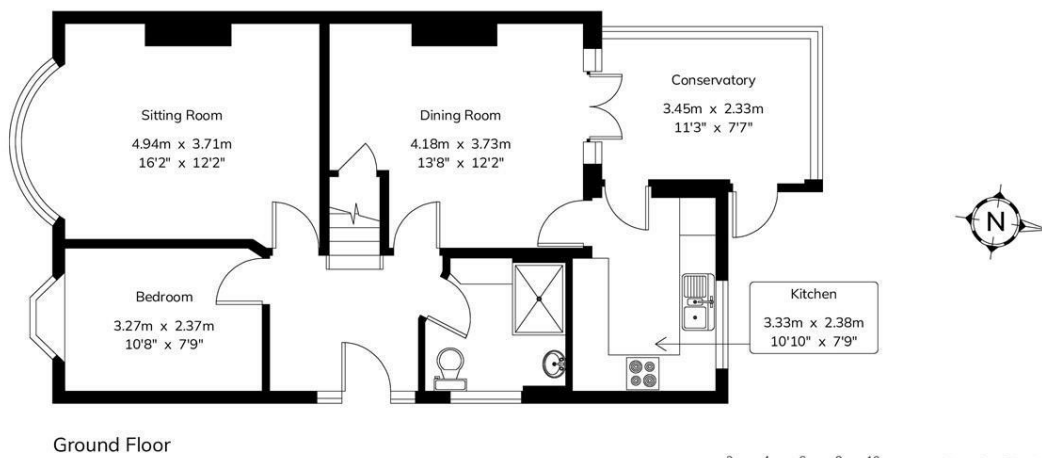
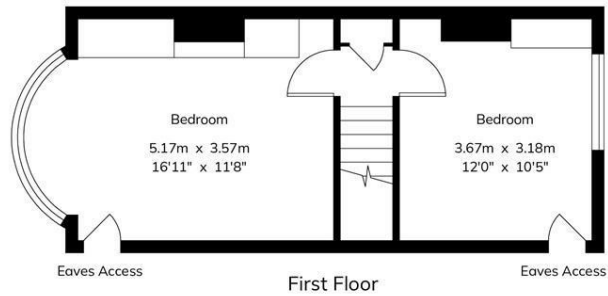
Front garden with mature plants and laid to lawn.



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

67 Canterbury Avenue

Gross Internal Area : 102.8 sq.m (1106 sq.ft.)



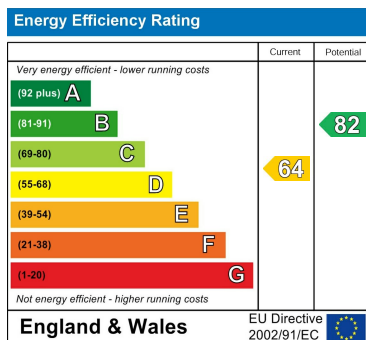
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Council Tax Band

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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.