

FREEHOLD



House - Semi-Detached (EPC Rating: D)

11 CANTERBURY AVENUE, SIDCUP, DA15 9AZ

Guide price

£725,000

Westwood
PROPERTY SERVICES

4 2 2 D

4 Bedroom House - Semi-Detached located in Sidcup

GUIDE PRICE £725,000 - £750,000 Ideally located for Sidcup Train Station and many well regarded Schools, we are pleased to offer for sale this extended four double bedroom chalet style semi-detached family home. Having been renovated within the last year the good size accommodation has much to offer and in brief comprises entrance hall, double bay fronted living room measuring 19'10 x 13'10, dining/sitting room leading to the rear garden, modern fitted kitchen and ground floor bathroom. The first floor includes four double bedrooms and a three piece family shower room. The rear garden extends to approximately 65ft and benefits from side access and a garage/utility room. Additional points of particular note include double glazing, gas central heating and a large block paved driveway which provides ample parking.

Entrance Hall

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

Living Room

19'10 x 13'10

Two double glazed bay windows to front, coved ceiling, fireplace with surround, radiator and carpet.

Dining Room

13'9 x 11'5

Open plan to sitting area, coved ceiling, storage under stairs, radiator and laminate flooring.

Sitting Room

8' x 7'10

Double glazed sliding door to garden and laminate flooring.

Kitchen

9'11 x 8'0

Double glazed window to rear, range of wall and base units, wall mounted and housed gas central heating boiler, integrated electric oven and gas hob, extractor hood, integrated fridge/freezer, integrated dish washer, wall tiling and laminate flooring.

Bathroom

Double glazed frosted window to side, airing cupboard, panelled bath with mixer tap, low-level WC, wash hand basin, wall tiling and laminate flooring.

Landing

Loft access and carpet.

Bedroom One

11'7 x 11'

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

Bedroom Two

12'10 x 10'1

Double glazed window to rear, coved ceiling, fitted wardrobes, radiator and carpet.

Bedroom Three

11'10 x 10'7

Double glazed window to rear, coved ceiling, radiator and carpet.

Bedroom Four

10'11 x 8'10

Double glazed bay window to front, walk-in wardrobes (5'9 x 5'6), coved ceiling, radiator and carpet.

Shower Room

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

Rear Garden

65'7 x 29'6 approx

Mainly laid to lawn, patio area, side access, mature plants, outside tap.

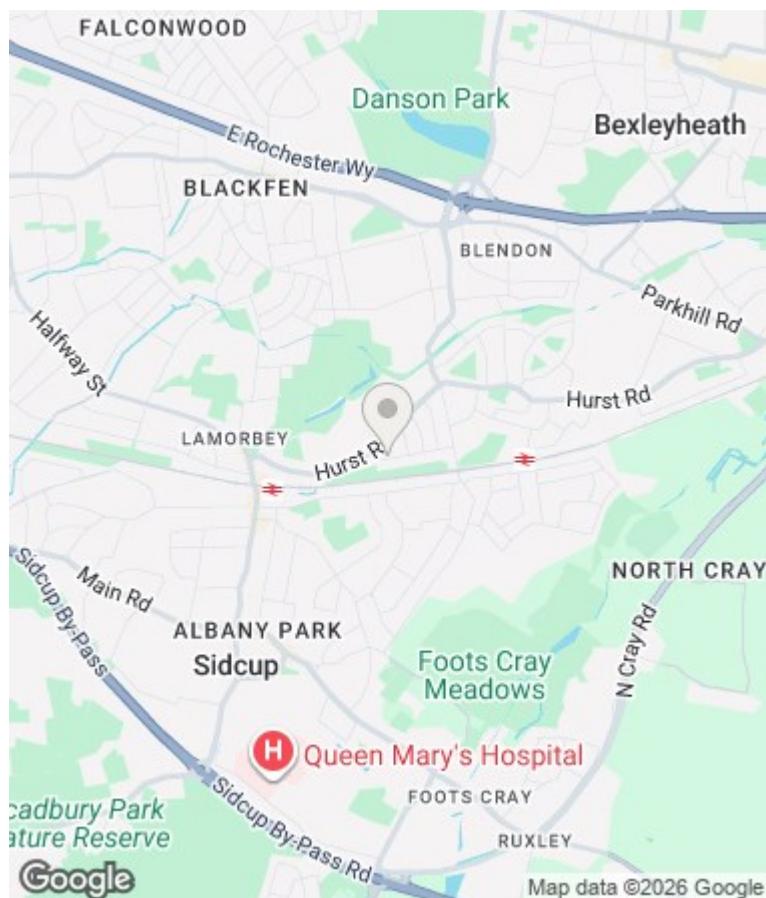
Garage/Utility Area

16'5 x 8'2

Up and over door, fitted base units with plumbing for washing machine.

Front Driveway

Block paved driveway with parking for several cars.



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

Canterbury Avenue, DA15

Approximate Gross Internal Area 132.4 sq m / 1426 sq ft

Garage Area 12.5 sq m / 135 sq ft

Total Area 144.9 sq m / 1561 sq ft



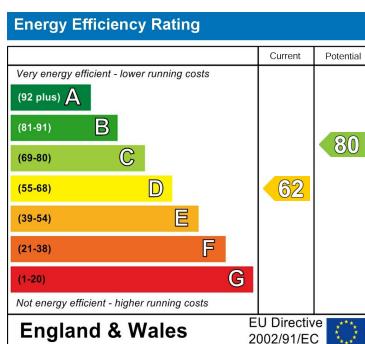
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix

Council Tax Band

F

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.