



Price Band £500,000 to £525,000

Old Farm Avenue, Sidcup, DA15 8AS

Chattertons

EST 1893

3 bed terraced house

Price band 500,000 to 525,000 Located in a great spot close by to New Eltham mainline station and the vast expanse of Avery Hill Park. This is a very spacious 1930s home with generous hallway and first landing, the accommodation includes 2 receptions (open plan to each other) 3 good size bedrooms, exquisite first floor bathroom with luxury free standing bath and separate shower and modern kitchen. The property is presented in excellent condition and decorated with light neutral colours. The rear garden has a deck and lawned area and the driveway to the front offers parking for 2 cars. This house would make for a perfect first time buy and has extra great potential for extension to the rear and into the loft and whilst this would be subject to planning the precedent has well and truly been set in the area.



Close by to New Eltham Mainline station

Close by to Avery Hill Park

Spacious 1930s terraced house

Exquisite bathroom with luxury free standing bath

Shutters

Entrance Hall

Radiator, carpet, under stairs storage cupboard

Lounge 13' 7" x 12' 6" (4.14m x 3.81m)

Double glazed bay window with shutters, radiator, fireplace, laminate flooring

Dining Room 12' 6" x 11' 6" (3.81m x 3.50m)

Double glazed French doors to the garden with shutters, radiator, laminate flooring

Kitchen 8' 5" x 6' 5" (2.56m x 1.95m)

Double glazed window, double glazed door to the garden, fitted wall and base units with laminated work surface, stainless steel single drainer sink unit with mixer taps, plumbing for washing machine, plumbing for dishwasher, tiled floor

Stairs to the first floor

Access to the loft, carpet

Excellent condition

Generous hallway and landing

Off road parking for 2 cars

Rear garden has deck and lawned area

Light neutral décor

Bedroom 1 13' 11" x 10' 11" (4.24m x 3.32m)

Double glazed bay window with shutters, radiator, carpet, fitted wardrobes

Bedroom 2 12' 6" x 10' 6" (3.81m x 3.20m)

Double glazed window, radiator, carpet, fitted wardrobes

Bedroom 3 7' 0" x 7' 0" (2.13m x 2.13m)

Double glazed window, radiator, carpet

Bathroom

Frosted double glazed window, shower cubicle, large luxury free standing bath with free standing tap, wall hung wash hand basin, low level wc, tiled floor and walls, matte black heated towel rail, tiled walls and floors

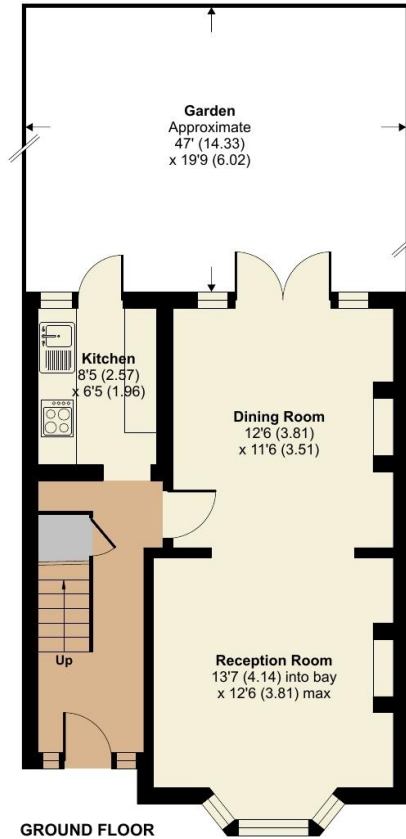
Rear Garden 47' 0" x 19' 9" (14.31m x 6.02m)

Raised decked area, artificial lawned area

Front Driveway

Parking for 2 cars side by side

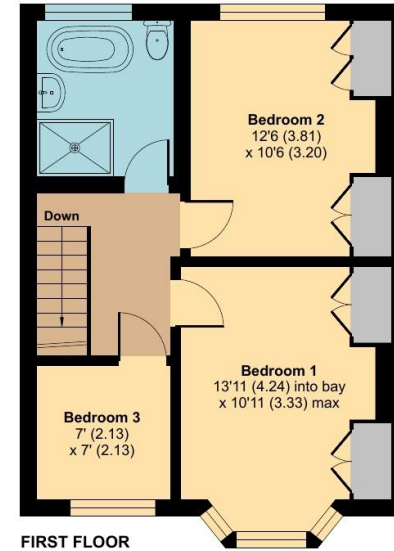




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Approximate Area = 934 sq ft / 86.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Chattertons Estate Agents Ltd. REF: 1084248

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

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