



Guide Price £800,000

Brooklands Avenue, Sidcup, DA15 7PJ

Chattertons

EST 1893

Chalet with corner plot

Located in a lovely residential area is this fantastic extended chalet sitting on a generous corner plot and just round the corner from the extremely popular Dulverton Primary school and New Eltham mainline station. The plot size makes this chalet so different to others in the area with the driveway being so spacious and with direct vehicle access to the large detached garage. The rear garden completes the great outdoors that is a prominent feature of this property, it faces south and wraps neatly around the house. The property has been extended and now includes 2 large receptions with wood burner in the lounge, large kitchen diner with space for table, 2 bathrooms one on each floor and 5 bedrooms. The house is presented in immaculate condition and is ready for the next owner to move in, unpack and start living. As an added bonus the house is chain free. Corner plots like these are rarely available.



Fantastic chalet house
Generous corner plot
Very large driveway and detached garage
South facing garden
5 bedrooms and 2 bathrooms

Entrance Porch

Very spacious, tiled floor

Entrance Hall

Amfico flooring, column radiator

Lounge 16' 2" x 12' 0" (4.92m x 3.65m)

Double glazed bay window, wood burner, radiator, carpet

Dining Room 13' 4" x 12' 1" (4.06m x 3.68m)

Double glazed window, column radiator, amfico flooring, under stairs storage cupboard

Kitchen Diner 26' 0" x 9' 7" (7.92m x 2.92m)

Double glazed windows to the rear, bi folding doors to the outside, range of units including base and full height storage, granite work surface, integrated dishwasher, cupboard with space for washing machine, space for rangemaster with extractor hood above, enamel single drainer sink unit with double bowl and mixer taps. cupboard housing combi boiler, tiled floor, space for dining table

Bedroom 5 10' 4" x 7' 9" (3.15m x 2.36m)

Double glazed bay window, double radiator, carpet

Ground Floor Bathroom

Frosted double glazed window, large free standing bath with mixer taps, low level w.c with dual button flush, low level bidet, sink unit, heated towel rail, beautiful tiling, karndean flooring

2 large receptions

Large kitchen diner
Immaculate condition

Just round the corner from Dulverton Primary school
Chain free

Stairs to the first floor

Contemporary balustrade, skylight window, carpet

Bedroom 1 16' 10" x 11' 9" (5.13m x 3.58m)

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

Bedroom 2 11' 9" x 7' 1" (3.58m x 2.16m)

Double glazed window, radiator with display cabinet, carpet

Bedroom 3 9' 10" x 8' 4" (2.99m x 2.54m)

Dual aspect double glazed windows, radiator, carpet, access to the loft

Bedroom 4 9' 0" x 8' 5" (2.74m x 2.56m)

Dual aspect double glazed windows, oak flooring, radiator

Shower Room

Frosted double glazed window, shower cubicle, wall hung wash hand basin with vanity and mixer taps, low level wc, chrome heated towel rail, oak flooring.

Rear Garden 55' 0" x 40' 0" (16.75m x 12.18m)

South facing mainly laid to lawn with patio and pergola, cherry tree, range of lovely plants and shrubs, space for growing, side access and with rear access to the garage

Detached Garage 20' 0" x 12' 0" (6.09m x 3.65m)

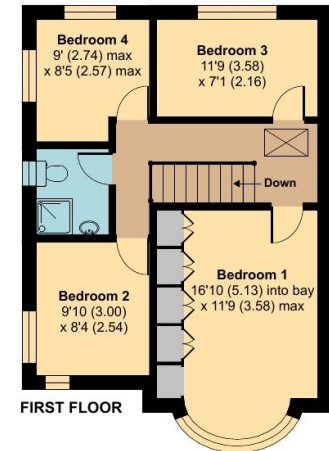
Located to the side of the house and detached, generous loft storage with very large driveway with space for 4 cars





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Approximate Area = 1460 sq ft / 135.6 sq m
 Garage = 240 sq ft / 22.3 sq m
 Total = 1700 sq ft / 157.9 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). © nlschemcom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1166961

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