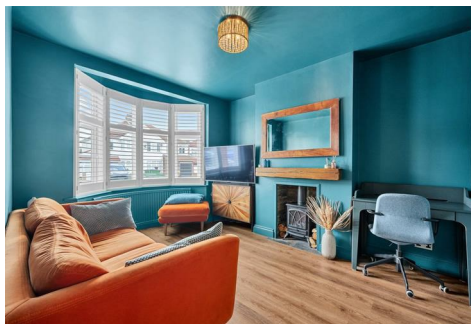




Gloucester Avenue, Sidcup, DA15 7LP

Asking Price £775,000

Westmount Estates have the pleasure in offering this extended and reconfigured FOUR bedroom semi detached family home. Internally the accommodation to the ground floor comprises of a lounge, open plan kitchen dining and L shaped reception, utility room and downstairs w/c, separate office/play room. To the first floor there is a master bedroom with en-suite facilities, three further well appointed bedrooms and a family bathroom. To the rear there is a private well kept garden, with off road parking for multi vehicles to the front. Situated on this ever popular tree lined road just a short walk to Sidcup mainline station and Longlands primary school demand is sure to be high. EPC rating D. Council tax Bexley band E.

ENTRANCE

A wooden door to the entrance hall.

ENTRANCE HALL



Stairs to the first floor, two double glazed frosted windows to front, laminate flooring, under stairs storage cupboard, radiator with concealed cover, centre light point.

LOUNGE



A double glazed bay window to front with bespoke window shutters, radiator, a feature electric stove with wooden mantle, laminate flooring, centre light point.

OFFICE/ PLAY ROOM



A double glazed window to front with bespoke shutters, inset spotlights, radiator.

FITTED KITCHEN



A range of eye and base units with concealed lighting, granite work surface, five ring gas hob with tiled splash back and extractor fan over, built in double oven, laminate flooring, inset spotlights, one and a half sink, ceramic sink unit with mixer taps, integrated dishwasher and wine cooler, space for a free standing fridge freezer, space for a bespoke island work surface and seating area, open to a dining area.

DINING AREA



Open from the kitchen, original fireplace opening, radiator with a concealed cover, laminate flooring, three centre spotlights, open to the third reception room.

UTILITY ROOM

Plumbing for washing machine and space for a tumble, wall mounted units with hanging rail, granite work surface, radiator, inset spotlights, door to w/c.

DOWNSTAIRS W.C

A low flush w/c, inset spotlights, suspended wash hand basin with mixer taps, vinyl flooring, extractor fan.

THIRD RECEPTION ROOM



Double glazed windows with bespoke in built blinds to rear, double glazed door with bespoke in built blinds for access to the garden, radiator with concealed cover, two double glazed skylights for additional natural light, laminate flooring, inset spotlights.

LANDING



Stairs to a T shaped landing, access to loft via hatch, inset spotlights.

BEDROOM ONE



A double glazed bay window to front with bespoke window shutters, radiator, centre light point, frosted glass door to en-suite facilities.

EN-SUITE BATHROOM



A wall mounted Aqualisa shower with glass doors, tiled insert, pedestal wash hand basin, low flush w/c, double glazed frosted window to front, towel rail radiator, inset spotlights, tiled flooring.

BEDROOM TWO



A double glazed window rear with bespoke window shutters, radiator, centre light point.

BEDROOM THREE



A double glazed window to front with bespoke window shutters, radiator, centre light point.

BEDROOM FOUR



Two double glazed windows to rear with bespoke window shutters, radiator, two centre light points.

FAMILY BATHROOM



A four piece suite comprising of panel enclosed bath with mixer taps and shower attachment, wall mounted power shower with tiled insert and double glass doors, vanity wash hand basin, low flush w/c, tiled flooring, towel rail radiator, double glazed skylight for ventilation.

REAR GARDEN



A private well kept garden with composite decking area, outside tap and lighting, steps to a low maintenance lawn, an additional paved patio area, detached timber shed for storage, southerly aspect.

FRONTAGE

A printed paved driveway for multi vehicle parking, outside power point, courtesy lighting.

Floor Plan



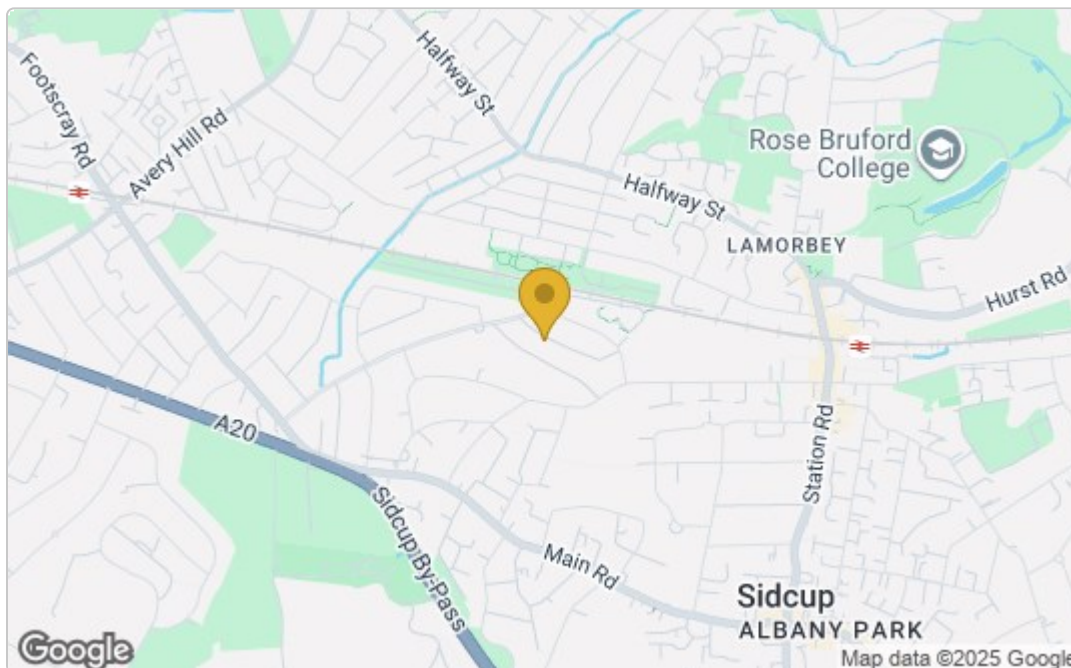
Gloucester Avenue, DA15

Approximate Gross Internal Area = 1402 sq ft / 130.2 sq m



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		65	83
England & Wales Environmental Impact (CO₂) Rating		EU Directive 2002/91/EC 	
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

124 Westmount Road, Eltham, London, SE9 1UT

Tel: 020 8859 0101 **Email:** info@westmountstates.co.uk www.westmountstates.co.uk