



WELLINGTON AVENUE SIDCUP KENT
DA15 9HE
Guide Price: £600,000 - £625,000 | Freehold



Located just a short walk from Blackfen High Street, with convenient access to popular local shops, restaurants, schools and transport links, is this extended four bedroom semi detached house. This spacious and ideal family home comprises of entrance hall, one reception room, ground floor shower room, newly fitted kitchen / diner and a conservatory. To the first floor there are four bedrooms, ensuite shower room and a bathroom. In addition, the property benefits from double glazing, gas central heating, off street parking, detached double garage to the rear and no chain. Viewing is highly recommended.

Local Authority: Bexley
Council Tax Band: D

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



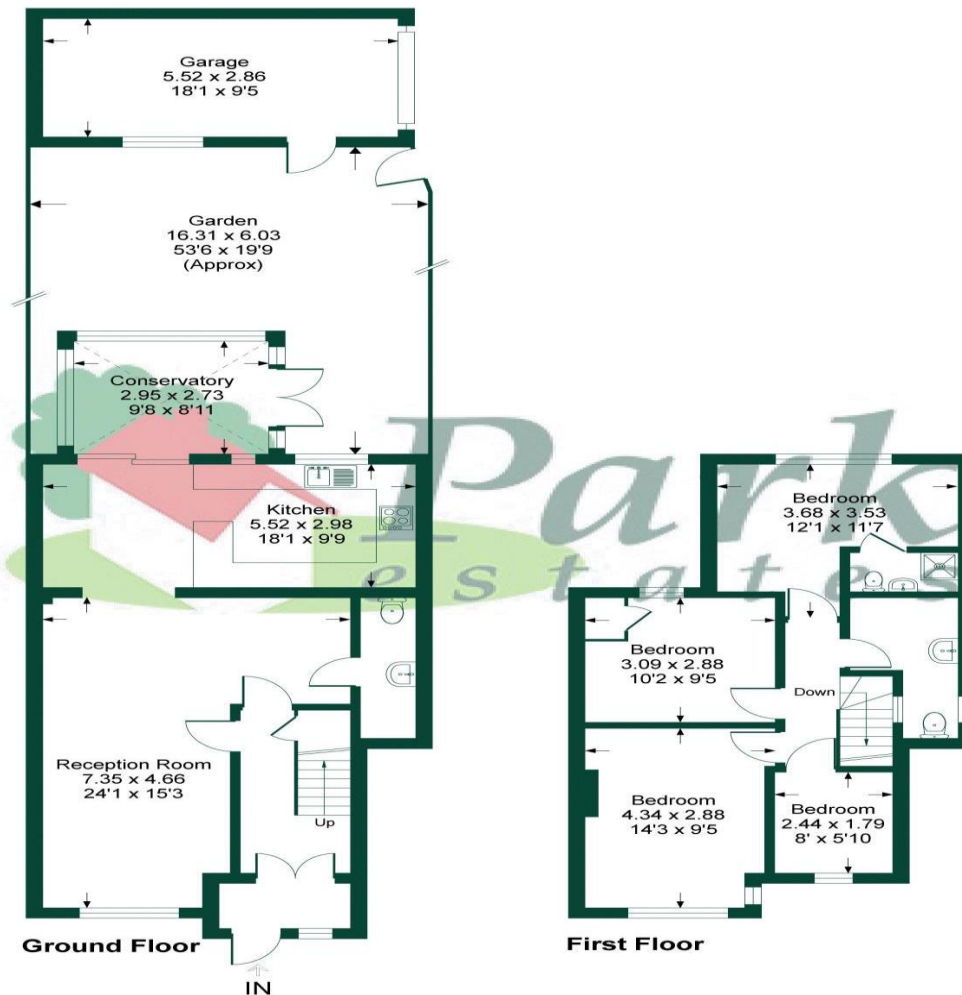
01322 553322

60-62 High Street, Bexley, Kent DA5 1AH

bexley@parkestates.co.uk
www.parkestates.co.uk

Wellington Avenue, DA15

Approximate Gross Internal Area = 115 sq m / 1233 sq ft
Approximate Garage Internal Area = 15 sq m / 166 sq ft
Approximate Total Internal Area = 130 sq m / 1399 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

Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.