

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



A home to grow...
Oaklands Avenue, Sidcup

Offers in the Region of £410,000
FREEHOLD

Chain-Free and available for the first time in 60 years, Wisdom Estates are proud to present to the market this lovingly maintained 3 Bedroom Family-Home. Boasting an abundance of space & potential to extend (STPP), as well as being located on a popular road which is convenient for local schools, shops, transport links, and woodland walks, this property is perfect for the growing family. EPC Rating 62 D

FEATURES INCLUDE:

- | | |
|---|---|
| <input checked="" type="checkbox"/> 3 Bedroom Family-Home | <input checked="" type="checkbox"/> 1.2 Miles to Sidcup Station |
| <input checked="" type="checkbox"/> Chain-Free | <input checked="" type="checkbox"/> Potential to Extend (STPP) |
| <input checked="" type="checkbox"/> 0.3 Miles to Days Lane Primary | <input checked="" type="checkbox"/> Backs onto Holly Oak Wood Park |

REF: 11483

0208 090 5959
www.Wisdom-Estates.co.uk

The accommodation comprises:

PORCH 5' 8" x 3' (1.73m x 0.91m) The porch area is a natural divide and comprises a double-glazed window and double-glazed front door, alongside durable parquet flooring.

ENTRANCE HALL 15' 5" x 5' (4.7m x 1.52m) As you step through the feature front door this property is certain to leave a lasting impression. Benefiting from a wall-mounted radiator, stairs to the first floor landing (with under-stair storage), and a fitted carpet.

LOUNGE / DINER 30' x 9' 8" (9.14m x 2.95m) The open-plan Lounge / Diner measures an impressive 30' x 9'8 at it's widest points, and so for ease of reference we have described the individual areas below

LOUNGE AREA 15' x 9' 8" (4.57m x 2.95m) The Lounge area offers the ideal space in which to sit back, relax and unwind of an evening. Double-glazed patio doors provide an abundance of natural light as well as access to the rear garden, whilst a fitted carpet, and a gas fire provide the warmth and comforts.

DINING AREA 15' x 9' 8" (4.57m x 2.95m) A large double-glazed bay window to front floods the dining-area with natural light, and offers ample space for a dining table and chairs. Further comprising a wall-mounted radiator, and a fitted carpet.

KITCHEN 11' x 5' 0" (3.35m x 1.52m) The Kitchen area has been intelligently designed to maximise on the use of space provided, and does boast the potential to be 'opened up' or extended subject to planning. Benefiting from a double-glazed patio door and window to rear, an array of matching wall and base units, a sink and drainer, alongside space and plumbing for utilities and appliances.

FIRST FLOOR LANDING The First Floor landing comprises a fitted carpet, and loft-hatch access.

MASTER BEDROOM 15' 5" x 9' 5" (4.7m x 2.87m) The Sizeable Master Bedroom is ready to make your own. Boasting a large double-glazed bay window to front, a wall-mounted radiator, built-in wardrobes, and a fitted carpet.

BEDROOM TWO 14' 5" x 9' 5" (4.39m x 2.87m) Another great sized double, Bedroom Two comprises a large double-glazed window to rear, a wall-mounted radiator, built-in storage, and a fitted carpet.

BEDROOM THREE 9' 8" x 5' 5" (2.95m x 1.65m) Bedroom Three comprises a double-glazed window to front, a wall-mounted radiator, and a fitted carpet.

FAMILY BATHROOM 8' 5" x 5' 5" (2.57m x 1.65m) The Family-Bathroom is retro! Encompassing a double-glazed window to rear, a wall-mounted radiator, and a 3 piece suite to include; a low-level W/C, a hand-wash basin, and a bath (with shower and screen). Part-tiled walls and tile-effect flooring allow for effortless upkeep.

GARDEN The rear garden compliments this home and provides an outside space for the whole family to enjoy. Benefiting from a large patio seating area, a raised pond, a well-kept lawn bordered by a variety of shrubs and bushes, alongside rear access to both the storage garage, and the woodland walk.

DRIVEWAY Convenient ample off street parking is provided by the block-paved driveway to front.



Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer. Please note that all measurements are approximate.

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01322 272 144