

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Stunning Family-Home**  
**Oaklands Avenue, Sidcup**

**Guide Price £650,000 - £675,000**  
**FREEHOLD**

Wisdom Estates are delighted to welcome to the market, this Stunning 3 Double-Bedroom Extended Family-Home. Situated under a miles radius to all nearby amenities including; the local schools, shops, transport links, and woodland walks, the property itself benefits from modern open-plan and free-flowing living accommodation, a private rear garden, and has been extensively upgraded throughout. Call now to avoid disappointment! EPC Rating TBC

**FEATURES INCLUDE:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> <b>3 Double-Bedroom Extended Home</b> | <input checked="" type="checkbox"/> <b>Modern &amp; Spacious</b>          |
| <input checked="" type="checkbox"/> <b>0.4 Miles to Days Lane Primary</b> | <input checked="" type="checkbox"/> <b>Private Rear Garden</b>            |
| <input checked="" type="checkbox"/> <b>1 Mile to Sidcup Station</b>       | <input checked="" type="checkbox"/> <b>Backs onto Holly Oak Wood Park</b> |

REF: 11516

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

**DRIVEWAY** The Concrete Multiprint Driveway provides ample off street parking, and benefits from an external power outlet and water tap.

**ENTRANCE HALL 10' x 8' 9" (3.05m x 2.67m)** Stepping through the double-glazed feature front door, the Entrance Hall is bright, warm and welcoming. Comprising of built-in storage, a wall-mounted radiator, durable parquet flooring, and stairs leading up to the first floor landing.

**LIVING ROOM 21' 5" x 10' (6.53m x 3.05m)** The Living Room provides the ideal space in which to sit back, relax and unwind of an evening. Boasting a large double-glazed half-bay window to front, a wall-mounted radiator, built-in storage cupboard, a sumptuous fitted carpet, and a feature fireplace with hearth.

**KITCHEN / DINER 16' x 15' (4.88m x 4.57m)** The modern Kitchen / Diner is at the heart of this home, and is fully equipped to meet your daily needs. This solid wood kitchen boasts an array of matching wall and base units (with granite worktops over), integrated appliances to include; a dish-washer, washing-machine, and tumble dryer, a feature sink and worktop drainer unit, a wall-climbing radiator, and easy to clean fully-tiled flooring with electric under-floor heating. There is a large under-stair storage cupboard, and ample space for a dining table, and other appliances.

**CONSERVATORY 16' x 12' (4.88m x 3.66m)** Renovated in 2020, the Conservatory is a real added bonus to this family-home and provides a fantastic additional space to utilise for your families needs. Boasting a large granite breakfast bar which integrates naturally with the kitchen area, a set of double-glazed patio doors and windows to rear providing a scenic outlook across the garden, and allowing for abundance of natural light throughout, alongside fully-tiled flooring which allow for effortless upkeep.

**Please Note:** The conservatory currently has a 3 k/W air conditioning / heat pump system (providing heating and cooling) installed in 2020. The vendor is planning on taking this with them but would be prepared to leave it subject to negotiations)

**DOWNSTAIRS BATHROOM 10' x 6' 5" (3.05m x 1.96m)** The Downstairs Bathroom ensures practicality and encompasses a double-glazed window to rear, a heated towel rail, a hand-wash basin, a low-level W/C, and a feature freestanding Cast Iron Slipper Bath.

**FIRST FLOOR LANDING 10' 6" x 9' 6" (3.2m x 2.9m)** The First Floor Landing comprises a fitted carpet, a storage cupboard and access to the loft space which has been insulated and boarded with permanent lighting fitted, and an openable 'Velux' window to gain access to the flat roof / solar panels.

**Please Note:** The boiler and hot water cylinder are located in the loft.

**MASTER BEDROOM 15' 5" x 9' (4.7m x 2.74m)** The Master Bedroom has three distinct areas which combine into one, and so for ease of reading we have provided measurements and separate descriptions below.

The Bedroom itself boasts a large double-glazed window to rear, a plush fitted carpet, and a wall-mounted radiator.

**MASTER BEDROOM STUDY AREA 9' 0" x 7' 5" (2.74m x 2.26m)** Benefiting from a double-glazed window to front, a wall-mounted radiator, and durable oak wood flooring, this fantastic space flows naturally from the Master Bedroom and could be utilised as a home-office, a child's play room, or even a large dressing area.

**WALK-IN WARDROBE 9' x 3' 5" (2.74m x 1.04m)** The walk-in wardrobe comprises a double-glazed window to rear, a hand-wash basin, and a large built-in storage for clothes.

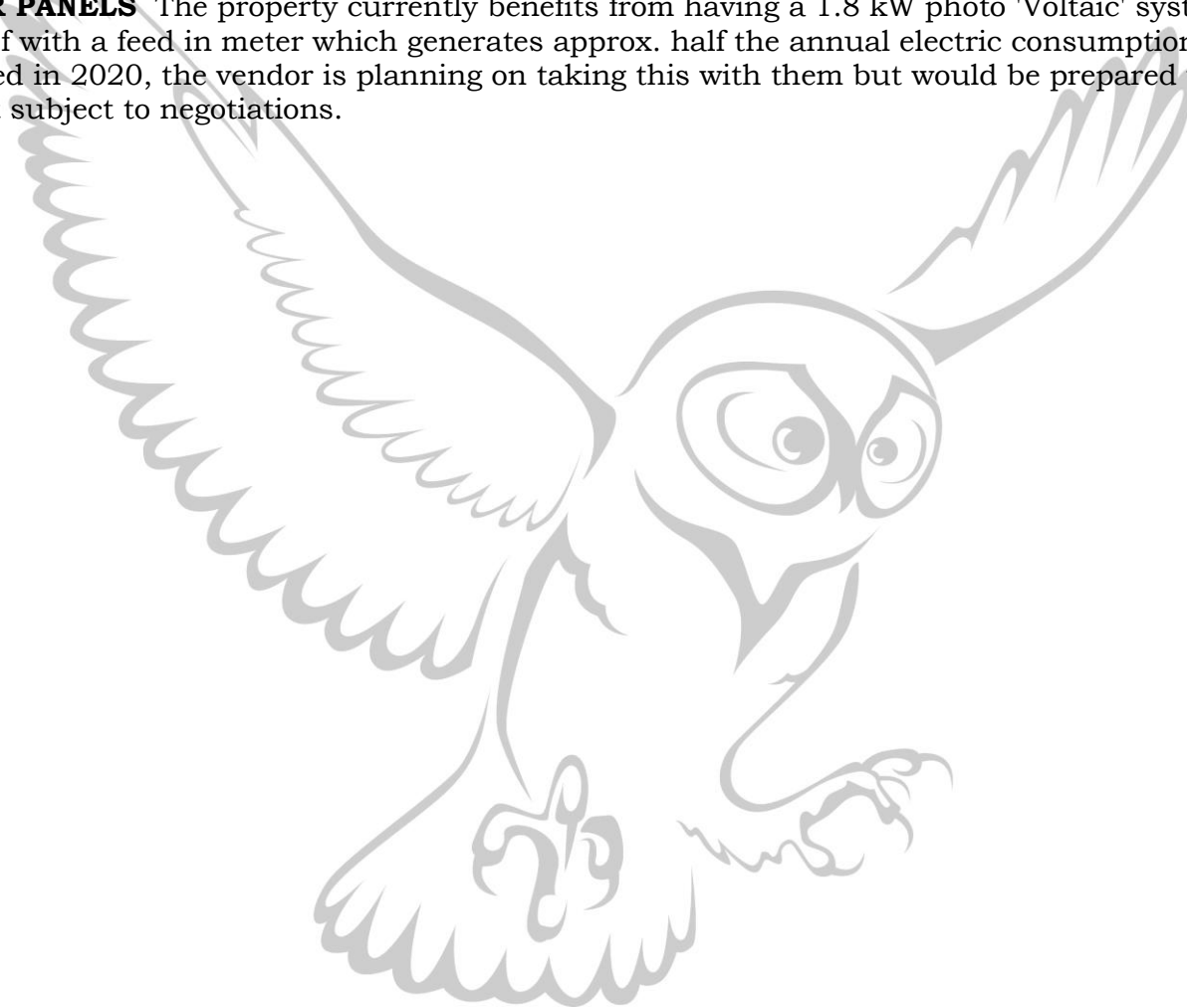
**BEDROOM TWO 12' 7" x 10' 5" (3.84m x 3.18m)** Bedroom Two continues the theme of space and comfort found throughout this home. Benefiting from a large double-glazed half-bay window to front, a wall-mounted radiator, built-in wardrobes, and a fitted carpet.

**BEDROOM THREE 10' 2" x 9' (3.1m x 2.74m)** Bedroom Three is another good sized double and comprises a double-glazed window to rear, a wall-mounted radiator, and a fitted carpet.

**BATHROOM 7' 5" x 5' 5" (2.26m x 1.65m)** The Upstairs Bathroom encompasses a hand-wash basin, a low-level W/C, a heated towel rail, and a walk-in shower cubicle. Wood-effect flooring alongside fully-tiled walls ensure easy cleaning.

**GARDEN** The rear garden compliments this family-home and provides an outside space for the whole family to enjoy all year round. Benefiting from a patio seating area, a well-kept lawn, a storage summerhouse (with power and light), alongside rear access to the woodland walk.

**SOLAR PANELS** The property currently benefits from having a 1.8 kW photo 'Voltaic' system on the roof with a feed in meter which generates approx. half the annual electric consumption. Installed in 2020, the vendor is planning on taking this with them but would be prepared to leave it subject to negotiations.



#### **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.

#### **Measurements**

Please note that all measurements are approximate.

#### **Viewing**

Wisdom Estates – Sidcup – 0208 090 5959 / Dartford – 01322 272 144



