

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



Space in Abundance...
Brooklands Avenue, Sidcup

Offers in the Region of £735,000
FREEHOLD

Chain-Free and Proudly welcomed to the market, is this well-presented, and spacious 4/5 Bedroom Semi-Detached Extended Family-Home. Situated on a quiet residential road backing onto the allotments, and benefiting from it's prime location of being under a miles radius to all nearby amenities including; renowned primary schools, mainline travel, as well as local shops and facilities. This sizeable family-home is perfect for the growing family.
EPC Rating 60 D

FEATURES INCLUDE:

- | | |
|---|---|
| <input checked="" type="checkbox"/> 4/5 Bedroom Extended Family-Home | <input checked="" type="checkbox"/> 0.5 Miles to Longlands Primary |
| <input checked="" type="checkbox"/> Chain-Free | <input checked="" type="checkbox"/> 0.9 Miles to Sidcup Station |
| <input checked="" type="checkbox"/> 0.4 Miles to Dulverton Primary | <input checked="" type="checkbox"/> Driveway to Front |

REF: 11515

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

The accommodation comprises:

DRIVEWAY The large driveway to front provides ample off street parking, and direct access into the garage storage space.

ENTRANCE HALL As you step through the double-glazed feature front door you are certain to be left with a lasting impression of this sizeable family-home. Comprising of durable wood-laminate flooring, a wall-mounted radiator, and stairs leading up to the first floor landing.

DOWNSTAIRS CLOAKROOM A handy addition to this property is the downstairs cloakroom. Encompassing a hand-wash basin, a low level W/C, part-tiled walls and fully-tiled flooring.

DINING ROOM 13' 7" x 9' 11" (4.14m x 3.02m) Boasting a large double-glazed bay window to front, a wall-mounted radiator, and wood laminate flooring, the Dining Room is bright, spacious, and naturally flows into the lounge area due to the interconnecting doors.

'L' SHAPED LOUNGE 19' 7" x 15' 3" (5.97m x 4.65m) The 'L' Shaped Lounge provides the perfect space in which to sit back, relax and unwind of an evening. Benefiting from double-glazed patio doors and window to rear, two wall-mounted radiators, and durable wood-laminate flooring.

KITCHEN / DINER 24' 11" x 8' 4" (7.59m x 2.54m) The large and accommodating Kitchen / Diner is fully equipped to meet your families daily needs. A double-glazed patio door and window to rear provide access to the garden, and light throughout, whilst an array of matching wall and base units (with worktops over), a sink and drainer, alongside ample space and plumbing for appliances ensures practicality. Further comprising a wall-mounted radiator, a large storage cupboard, part-tiled walls, alongside tile-effect flooring.

FIRST FLOOR LANDING The first floor landing comprises a fitted carpet, an airing cupboard, and 'Secret' access leading up to Bedroom Five / Playroom.

MASTER BEDROOM 16' 1" x 9' 6" (4.9m x 2.9m) The Master Bedroom boasts a large double-glazed bay window to front, a wall-mounted radiator, a fitted carpet, and a range of built in wardrobes and storage solutions.

BEDROOM TWO 13' 6" x 8' 6" (4.11m x 2.59m) Bedroom Two comprises a double-glazed window to front, a wall-mounted radiator, a fitted carpet, and built-in wardrobes.

BEDROOM THREE 10' 7" x 9' 6" (3.23m x 2.9m) Bedroom Three encompasses a double-glazed window to rear, a wall-mounted radiator, wood-laminate flooring, and built-in wardrobes.

BEDROOM FOUR 13' 4" x 8' 6" (4.06m x 2.59m) Bedroom Four benefits from a double-glazed window to rear, a wall-mounted radiator, wood-laminate flooring, and a built-in wardrobe.

The accommodation comprises:

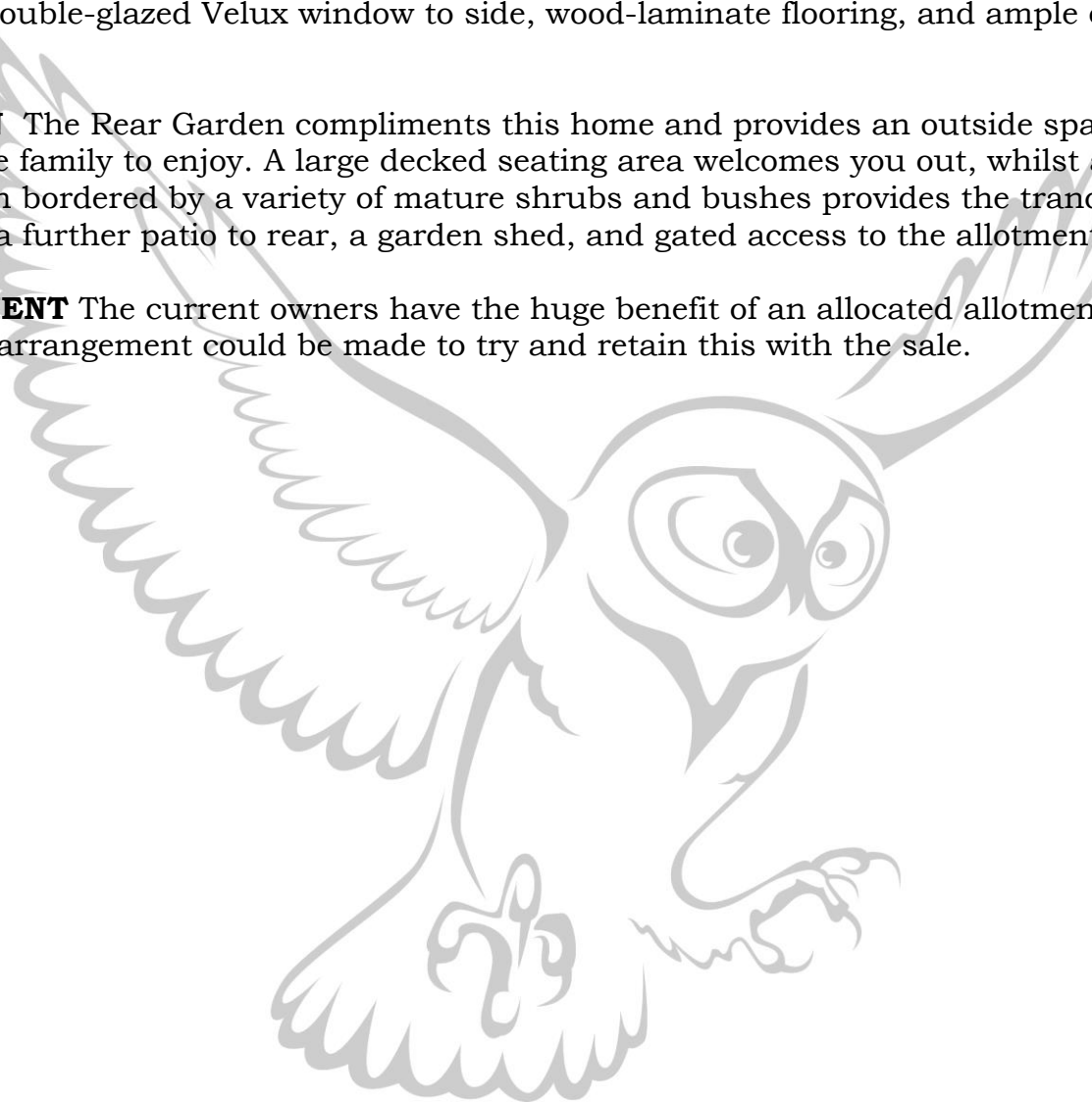
BATHROOM The Family Bathroom encompasses a double-glazed window to rear, a heated-towel rail, and a 3 piece suite to include; a low-level W/C, a hand-wash basin, and a bath. Fully-tiled walls and flooring allow for effortless upkeep.

SHOWER-ROOM A handy bonus is the separate shower-room. Comprising of a double-glazed window to front, a heater-towel rail, a shower unit, alongside fully-tiled flooring.

BEDROOM FIVE / PLAYROOM 18' 1" x 14' 7" (5.51m x 4.44m) The large top-floor extension offers versatility to your families needs and would make an ideal 5th bedroom, home-office, or kids play area. Boasting two double-glazed Velux windows to rear, a further double-glazed Velux window to side, wood-laminate flooring, and ample eaves storage.

GARDEN The Rear Garden compliments this home and provides an outside space for the whole family to enjoy. A large decked seating area welcomes you out, whilst a well-kept lawn bordered by a variety of mature shrubs and bushes provides the tranquillity. There is a further patio to rear, a garden shed, and gated access to the allotments.

ALLOTMENT The current owners have the huge benefit of an allocated allotment to rear. An arrangement could be made to try and retain this with the sale.



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

