

FREEHOLD



Bungalow - Semi Detached (EPC Rating: C)

**30 WOODLANDS AVENUE, SIDCUP, DA15 8HA**

Asking price

**£500,000**

**Westwood**  
PROPERTY SERVICES



# 3 Bedroom Bungalow - Semi Detached located in Sidcup

In need of some modernisation, we are pleased to offer for sale this larger than average three bedroom semi-detached bungalow on the sought after Woodlands Avenue. Having been extended to the rear the accommodation now offers a large amount of versatile space and comprises entrance hall, three double bedrooms, three piece wet-room, open plan living room to the kitchen dining area and a double glazed conservatory. The rear garden extends to approximately 70ft and includes a detached garage to the rear with a rear access road. Benefitting from no forward chain an internal viewing comes highly recommended.

## Entrance Hall

Double glazed UPVC front door.

## Living Room

15'9" x 10'8"

Double glazed window to side, coved ceiling, radiator and carpet.

## Kitchen

15'7" x 14'10"

Double glazed windows to rear and side, range of wall and base units, gas cooker, sink unit with mixer tap, space for dish washer and washing machine, carpet and laminate flooring

## Conservatory

13'4" x 9'7"

Double glazed windows with blinds, vinyl flooring and radiator

## Bedroom One

14'2" x 10'11"

Double glazed window to rear, coved ceiling, radiator and carpet.

## Bedroom Two

13'3" x 10'11"

Double glazed window to front, coved ceiling, fitted wardrobes, radiator and carpet.

## Bedroom Three

11'5" x 10'7"

Double glazed to front, coved ceiling, fitted wardrobes, radiator and carpet.

## Wet Room

Double glazed frosted window to side, walk-in shower, low-level WC, wash hand basin and wall tiling.

## Garden

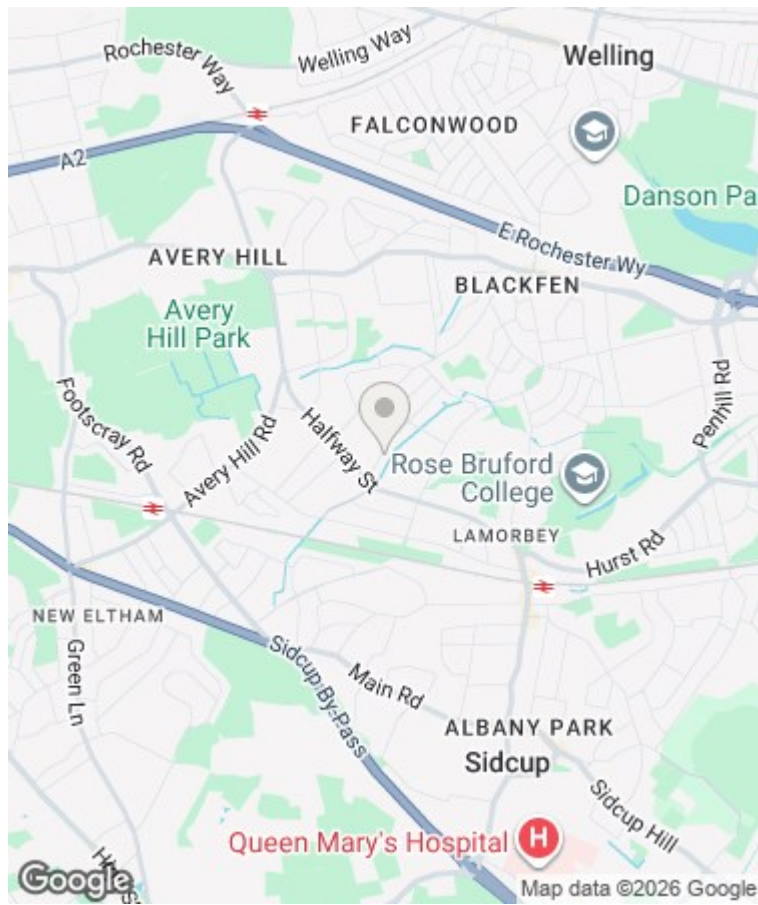
69'10" x 30'10"

Mainly laid to lawn, fencing, patio area, mature shrubs and plants

## Garage

19'8" x 13'1"

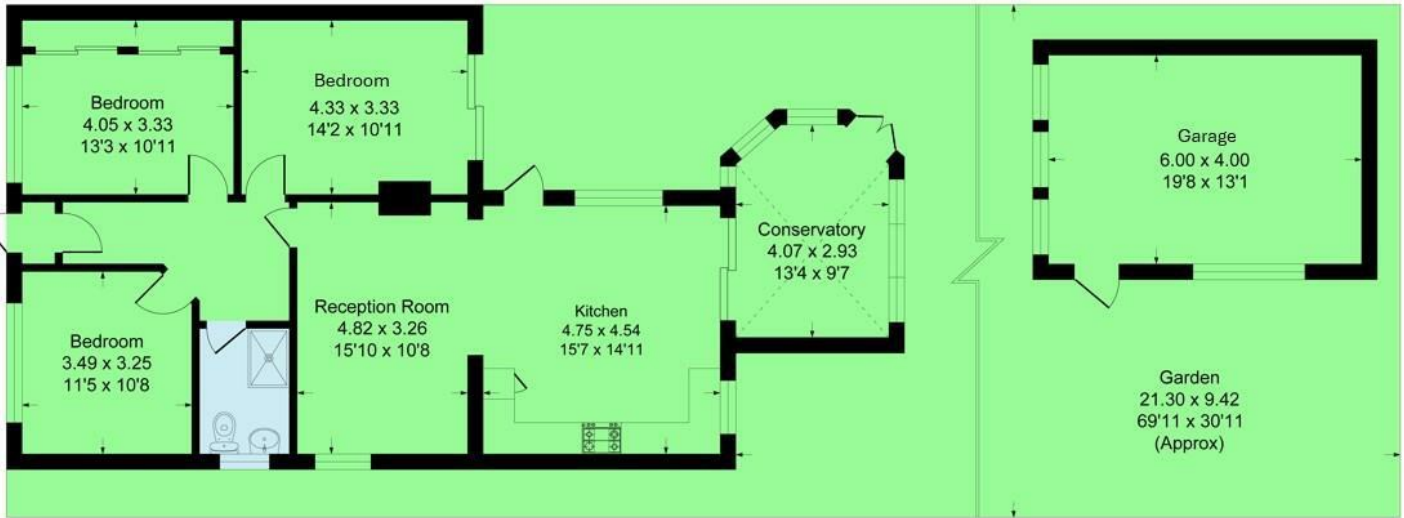
Detached garage to rear with electric roller shutter door and power.



SIDCUP | 2 CENTRAL PARADE SIDCUP, GREATER LONDON, DA15 7DH

# Woodlands Avenue, DA15

Approximate Gross Internal Area = 105.8 sq m / 1139 sq ft  
 Outbuilding = 24.0 sq m / 258 sq ft  
 Total = 129.8 sq m / 1397 sq ft



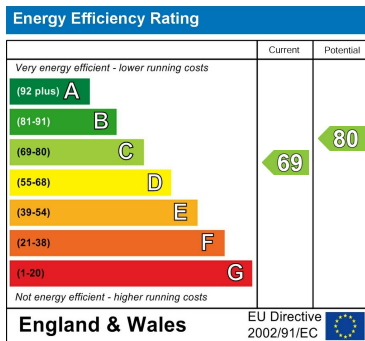
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
**Produced By Planpix**



Council Tax Band

**E**

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

