



£500,000

Old Farm Avenue, Sidcup, DA15 8AS

Chattertons

EST 1893

## 3 bedroom terraced house

Discover the charm of this spacious 1930s residence boasting 2 inviting reception rooms adorned with bi-fold doors, 3 good sized bedrooms, a modern extended kitchen, and a stunning upstairs bathroom and ground floor cloakroom. Enjoy the comfort of this well looked after home, which benefits from gas central heating and double glazing throughout, ensuring year-round comfort. Offering exceptional value, this property is an ideal choice for first time buyers. Outside, a tranquil garden awaits, complemented by convenient off-road parking at the front for 2 cars. Nestled in a sought after locale near New Eltham, enjoy easy access to Zone 4 mainline station, Avery Hill Park and an array of shops and amenities.



## 1930s house

Deceptively spacious

3 good size bedrooms

Bi folding doors off the dining room

### Entrance Hall

Radiator, stripped floorboards

### Lounge 12' 5" x 11' 10" (3.78m x 3.60m)

Double glazed bay window, double radiator, stripped floorboards

### Dining Room 12' 5" x 11' 3" (3.78m x 3.43m)

Double glazed bi folding doors, double radiator, stripped floorboards

### Kitchen 15' 4" x 6' 6" (4.67m x 1.98m)

Double glazed door to the garden, fitted wall and base units with laminated work surface, stainless steel single drainer sink unit with mixer taps, built in oven and 5 ring gas hob, integrated fridge freezer, tiled surround, double radiator

### Ground Floor Cloakroom

Low level wc, wash hand basin with mixer taps

### Extended kitchen

Modern first floor bathroom

Ground floor cloakroom

Driveway with parking for 2 cars

### Bedroom 1 14' 3" x 10' 10" (4.34m x 3.30m)

Double glazed bay window, double radiator, 2 fitted wardrobes, carpet

### Bedroom 2 12' 5" x 10' 4" (3.78m x 3.15m)

Double glazed window, radiator, built in wardrobes, carpet

### Bedroom 3 7' 0" x 7' 0" (2.13m x 2.13m)

Double glazed window, radiator, carpet

### Bathroom

Corner bath with mixer taps and shower, low level wc, wash hand basin with mixer taps, cupboard space for dryer, heated towel rail

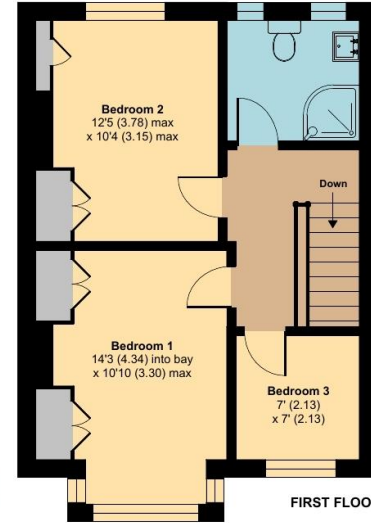
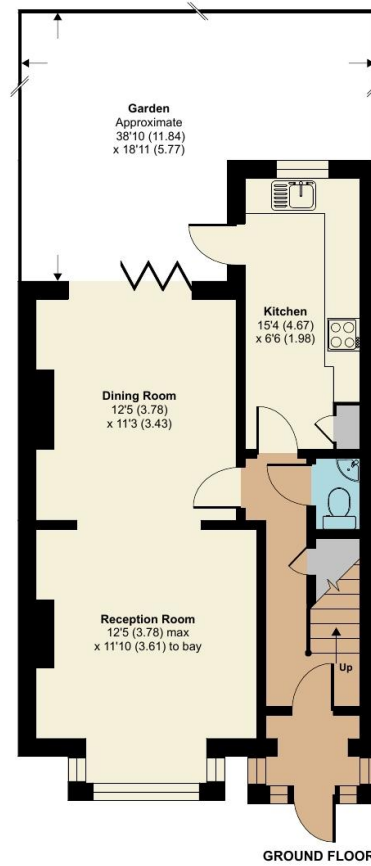
### Rear Garden 38' 10" x 18' 11" (11.83m x 5.76m)

Patio area and lawn

### Front Driveway

With parking for 2 cars





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Approximate Area = 1000 sq ft / 92.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1088308

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**020 8859 4000**

405 Footscray Road  
New Eltham SE9 3UL

sales.neweltham@chattertons.org.uk

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