FREEHOLD

House - Semi-Detached (EPC Rating: D)

3 CANTERBURY AVENUE, SIDCUP, DA15 9AZ

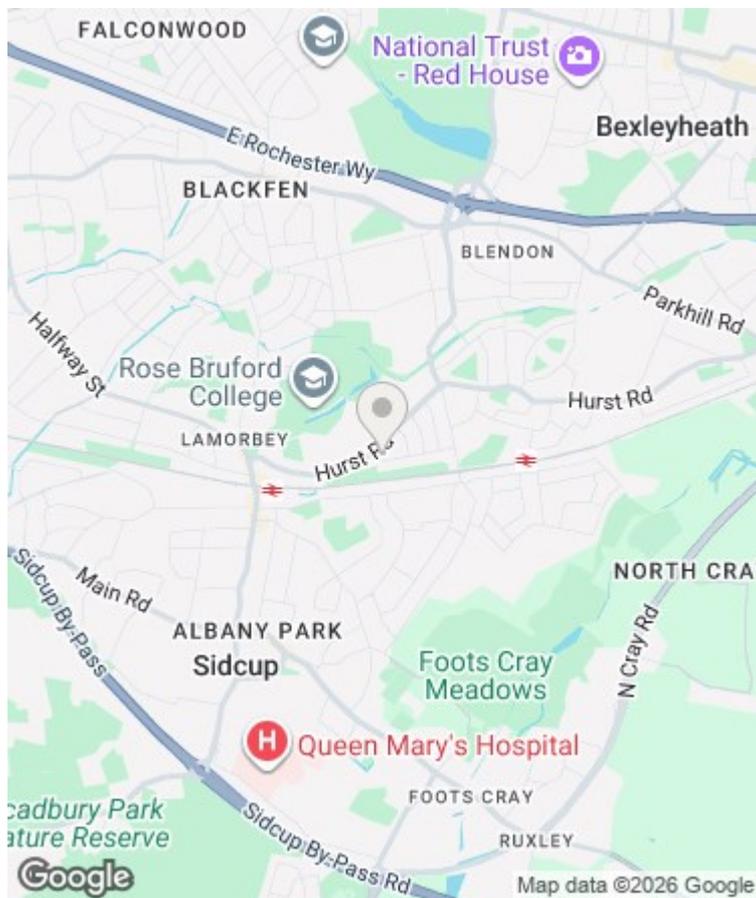## Asking price

£600,000

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🛏 3   🛁 1   🛋 1   ☰ D

3 Bedroom House - Semi-Detached located in Sidcup

Located on the corner of Canterbury Avenue and Hurst Road we are pleased to present as a CHAIN FREE sale this three bedroom semi-detached home. As you first enter the property you are greeted with a near 100ft front driveway with ample parking for any family. In brief the accommodation on offer comprises entrance porch and hall, large through lounge measuring 26'11 x 11'5, extended fitted kitchen, conservatory, utility room, ground floor WC, three first floor family bedrooms and a shower room. The rear garden is mainly patio area and extends all around the side of the home giving you plenty of outside space, as well as a double tandem garage. Additional points of note include double glazing and gas central heating. Rarely available we would recommend your internal inspection.

SIDCUP | 2 CENTRAL PARADE SIDCUP, KENT, DA15 7DH

Canterbury Avenue, DA15

Approximate Gross Internal Area 125.9 sq m / 1356 sq ft
Garage Area 25.9 sq m / 279 sq ft
Total Area 151.8 sq m / 1635 sq ft

N

Ground Floor

Garden
9.58 x 8.50
31'5 x 27'11
(Approx)

Garage
8.80 x 2.95
28'10 x 9'8

Conservatory
7.38 x 2.80
24'3 x 9'2

Kitchen
4.00 x 3.66
13'1 x 12'0

Dining/
Reception Room
8.20 x 3.47
26'11 x 11'5

Garden
12.00 x 4.80
39'4 x 15'9
(Approx)

Up

2.10 x 1.69
6'11 x 5'7

IN

First Floor

Bedroom
4.06 x 3.37
13'4 x 11'1

Dn

Bedroom
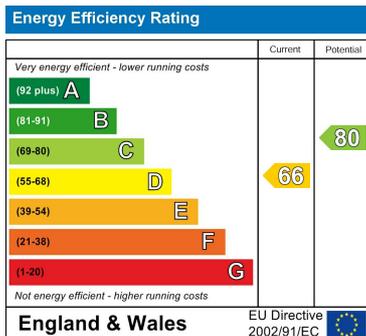4.11 x 3.37
13'6 x 11'1

Bedroom
2.93 x 1.80
9'7 x 5'11

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

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Council Tax Band

E

Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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Call us on

020 8301 5511

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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.

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