

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Stunning Family-Home...**  
**Davenport Road, Sidcup**

**Offers in Excess of £625,000**  
**FREEHOLD**

Wisdom Estates are delighted to welcome to the market this spacious and well-presented 3/4 Bedroom Semi-Detached Family Home. Located in the highly sought-after Albany Park area, just moments from the train station, as well as local shops, schools and amenities, this is an excellent opportunity for families seeking a spacious and well-positioned home in a prime location. EPC Rating TBC.

**FEATURES INCLUDE:**

- Four Bedroom Family-Home**
- Catchment for Grammar Schools**
- Spacious Lounge / Diner**
- 0.2 Miles to Foots Cray Meadows**
- 0.2 Miles to Albany Park Station**
- Beautiful Garden & Summerhouse**

REF: 11570

**0208 090 5959**  
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**DRIVE & FRONT GARDEN** The Driveway provides convenient off-street parking, whilst the low-maintenance astro-turf front garden enhances the property's kerb appeal with a neat and attractive finish.

**PORCH 5' x 4' 2" (1.52m x 1.27m)** The porch provides a welcoming entrance via a stylish feature front door and is finished with fully tiled flooring for a clean and practical feel. There is also a useful storage area, ideal for neatly housing shoes and everyday essentials.

**DOWNSTAIRS CLOAKROOM** A practical addition for any family home, the downstairs cloakroom comprises a double-glazed window to the front, a low-level WC, a hand wash basin, a wall-mounted radiator, and easy to clean fully-tiled flooring.

**ENTRANCE HALL 11' 8" x 6' 0" (3.56m x 1.83m)** The Entrance Hall is warm and welcoming and benefits from durable wood laminate flooring, a wall-mounted radiator, and stairs leading to the first floor landing.

**LOUNGE / DINER 26' 2" x 12' 11" (7.98m x 3.94m)** This impressive open-plan living and dining space provides a generous area for both relaxing and entertaining. It features a double-glazed bay window to the front, wood laminate flooring, and an attractive open feature fireplace creating a focal point to the room. There are two wall-mounted radiators for added comfort, along with double-glazed doors to the rear, allowing for plenty of natural light and easy access to the garden.

**KITCHEN 16' 10" x 10' 10" (5.13m x 3.3m)** The Kitchen area is spacious with room for a dining table making it ideal for everyday use. Benefiting from a range of matching wall and base units with worktops over, space and plumbing for appliances, easy to clean fully-tiled flooring and a double-glazed window and door to rear.

**BEDROOM FOUR / STUDY 15' 1" x 6' 8" (4.6m x 2.03m)** Bedroom Four/Study is a versatile space, ideal for use as a bedroom, home office or study. It benefits from a double-glazed window to the front, wood laminate flooring, a wall-mounted radiator, and built-in wardrobes providing useful storage.

**FIRST FLOOR LANDING** The first floor landing benefits from a double-glazed window to the side, a fitted carpet and provides loft-hatch access.

**MASTER BEDROOM 15' 2" x 11' 1" (4.62m x 3.38m)** The Master Bedroom boasts a large double-glazed bay window to the front allowing for plenty of natural light, whilst warmth and comforts are provided by the fitted carpet, wall-mounted radiator, and built-in wardrobes.

**BEDROOM TWO 11' 1" x 11' 1" (3.38m x 3.38m)** Bedroom Two is a great sized double benefiting from a large double-glazed window to the rear, a wall-mounted radiator, and a fitted carpet.

**BEDROOM THREE 9' 5" x 8' (2.87m x 2.44m)** Bedroom Three comprises a double-glazed window to the front, durable wood laminate flooring, and a wall-mounted radiator.

**BATHROOM 7' 8" x 7' 4" (2.34m x 2.24m)** The Family Bathroom is fitted with a four-piece suite comprising; a bath, separate shower, a low-level WC and a hand wash basin. It further benefits from a double-glazed window to the rear, a wall-mounted radiator, wood laminate flooring, and fully tiled walls creating a modern and practical finish.

**GARDEN** Boasting a large paved patio seating area ideal for outdoor dining, a well-maintained lawn bordered by a variety of shrubs and bushes, as well as direct access to the Summerhouse, this rear garden compliments this home and is certain to be a family favourite.

**SUMMERHOUSE 26' 5" x 16' (8.05m x 4.88m)** The summerhouse boasts power and light and is a versatile addition to the garden offering excellent potential to be used as a home gym, office, or hobby space.



**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. Please note that all measurements are approximate.

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