

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Location, Location, Location...**  
**Canterbury Avenue, Sidcup**

**Offers in the Region of £725,000**  
**FREEHOLD**

Wisdom Estates are delighted to welcome to the market this spacious Five-Bedroom Semi-Detached Family Home, positioned within a highly sought-after residential location, conveniently close to well-regarded schools, local amenities, and Sidcup Station with direct links into London. Occupying a generous plot, the property offers well-balanced and versatile accommodation throughout, whilst externally, the property boasts a large rear garden, ample off-street parking, and a detached garage. There is excellent potential to extend and further enhance (STPP), making this a superb opportunity to acquire a long-term family home in a prime location. Early viewing comes highly recommended. EPC Rating 71C

**FEATURES INCLUDE:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> <b>5 Bedroom Semi-Detached</b>        | <input checked="" type="checkbox"/> <b>Stones throw to Abbeyhill Park</b> |
| <input checked="" type="checkbox"/> <b>Driveway &amp; Detached Garage</b> | <input checked="" type="checkbox"/> <b>Sought After School Catchment</b>  |
| <input checked="" type="checkbox"/> <b>0.6 Miles to Sidcup Station</b>    | <input checked="" type="checkbox"/> <b>Potential to Extend (STPP)</b>     |

REF: 11558

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**DRIVEWAY** A generous frontage with a large driveway providing ample off-street parking for multiple vehicles. Gated side access leads through to the rear garden, along with direct access to the detached garage.

**PORCH 8' 5" x 3' 7" (2.57m x 1.09m)** A practical and well-presented porch creating a natural separation from the main home. Ideal for coats and shoes, helping to keep the principal living space clean and organised, with the added benefit of natural light from surrounding windows.

**ENTRANCE HALL 8' x 7' 5" (2.44m x 2.26m)** A welcoming entrance hall that immediately sets the tone for the space on offer. Finished with solid wood flooring and providing access to the first floor, this area offers both warmth and functionality.

**DINING ROOM 13' 10" x 12' 3" (4.22m x 3.73m)** A superb space for entertaining, the dining room effortlessly accommodates family gatherings and dinner parties alike. Flowing openly into the lounge, it creates a wonderful sense of space and connectivity, enhanced by solid wooden flooring and useful under-stair storage.

**LOUNGE 16' 4" x 11' 9" (4.98m x 3.58m)** The heart of the home, this beautifully bright lounge is adorned in natural light from the large double-glazed bay window to the front, and is the perfect retreat to relax and unwind, offering both comfort and charm in equal measure.

**KITCHEN / DINER 19' 10" x 7' 11" (6.05m x 2.41m)** A well-appointed kitchen/diner designed for modern living. Offering a range of wall and base units, generous worktop space, and room with plumbing for appliances. Two double-glazed windows and patio doors to the rear ensure plenty of natural light and provide direct access to the garden.

**BEDROOM FIVE / STUDY 10' 10" x 7' 9" (3.3m x 2.36m)** A versatile and well-proportioned room, perfectly suited as a fifth bedroom, home office or playroom. The double-glazed bay window to front enhances the sense of space and light.

**DOWNSTAIRS BATHROOM 8' x 7' 5" (2.44m x 2.26m)** A generously sized ground floor bathroom boasting a double-glazed window to side, a panel-enclosed bath, low-level W/C and hand wash basin. Finished with tiled surfaces and a heated towel rail for added comfort.

**FIRST FLOOR LANDING** A bright and airy landing providing access to all first floor rooms, with loft access and a natural flow throughout.

**MASTER BEDROOM 16' 9" x 11' 11" (5.11m x 3.63m)** A sizeable master bedroom, offering an abundance of space and natural light via the attractive double-glazed bay window to front.

**BEDROOM TWO 14' 9" x 11' 11" (4.5m x 3.63m)** Bedroom Two overlooks the rear garden via a large double-glazed window, and is finished with a wall-mounted radiator, and a fitted carpet.

**BEDROOM THREE 13' 5" x 9' 3" (4.09m x 2.82m)** Bedroom Three continues the theme of space and comfort and benefits from a double-glazed window to front, a wall-mounted radiator, and a fitted carpet.

**BEDROOM FOUR 11' 11" x 8' 3" (3.63m x 2.51m)** Another good sized bedroom comprising a double-glazed window to rear, a wall-mounted radiator, and a fitted carpet.

**SHOWER ROOM 6' 5" x 6' 5" (1.96m x 1.96m)** A practical first floor shower room comprising a walk-in shower, W/C, hand wash basin, and a heated towel rail.

**GARDEN 67' 11" x 42' 8" (20.7m x 13m)** A standout feature of the property, this substantial rear garden offers fantastic outdoor space for families, entertaining, or future landscaping. With plenty of room to enjoy, it perfectly complements the generous internal accommodation.

**GARAGE 25' 7" x 6' 11" (7.8m x 2.11m)** A detached garage with power and lighting, offering excellent storage, secure parking, or potential for workshop use.



**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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