



Guide price £500,000 Freehold



Wellington Avenue, Sidcup, Kent DA15 9HG



PROPERTY DESCRIPTION

GUIDE PRICE £500,000 - £525,000 • RE/MAX SELECT are delighted to offer for sale this well presented 1930s semi-detached house, close to schools, transportation links, and Blackfen Road's amenities. This spacious property comprises 3 bedrooms, living room, dining room, new modern kitchen, and modern upstairs family shower room.

Further benefits include double glazing, gas central heating, garage, 150ft (approx) rear garden, off street parking for 2 cars.

Total Internal Area approx: 964.66 sq ft (89.62 sq m). EPC Rating D65





ROOM DESCRIPTIONS

Ground Floor

Porch

Double glazed; door leading to entrance hall.

Entrance Hall

Solid oak wood flooring, radiator; understairs storage with access to water softener; double glazed frosted window; carpeted stairs leading to first floor.

Living Room

4.10m x 3.30m (13' 5" x 10' 10") Solid oak wood flooring, radiator, double glazed windows.

Dining Room

3.36m x 3.34m (11' 0" x 10' 11") Solid oak wood flooring, vertical radiator; double glazed french doors leading to rear garden.

Kitchen

3.18m x 1.81m (10' 5" x 6' 0") range of soft-closing gloss wall and base units with complementary worktops; fitted induction hob, integrated extractor hood; composite sink with mixer tap and drainer; integrated washing machine; space and connections for dishwasher; space and connections for fridge/freezer; cupboard hosting combi-boiler; double glazed window; door leading to rear garden.

First Floor

Landing

Wood flooring, double glazed window; access to loft.

Bedroom

4.10m x 3.30m (13' 5" x 10' 10") Laminate flooring, radiator, fitted wardrobes, double glazed windows.

Bedroom

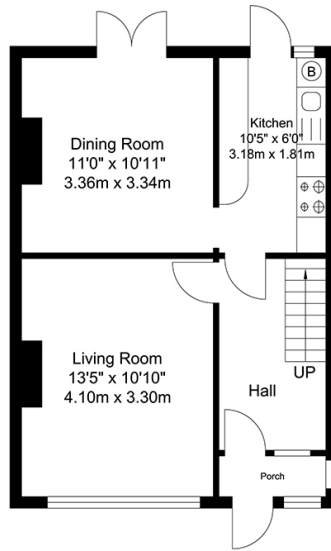
3.35m x 3.33m (11' 0" x 10' 11") Laminate flooring, radiator, fitted wardrobes, double glazed windows.

Bedroom

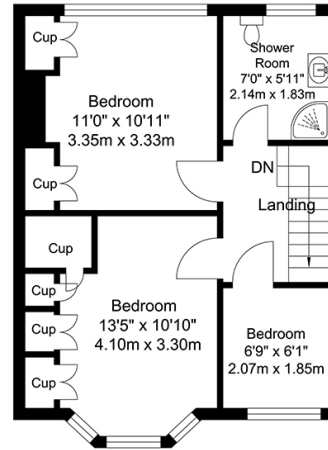
2.07m x 1.85m (6' 9" x 6' 1") Laminate flooring, radiator, double glazed windows.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

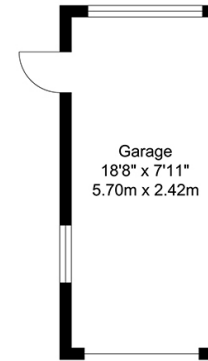
FLOORPLAN



Ground Floor
Approximate Floor Area
426.35 SQ.FT.
(39.61 SQ.M.)



First Floor
Approximate Floor Area
389.86 SQ.FT.
(36.22 SQ.M.)



Outbuilding
Approximate Floor Area
148.43 SQ.FT.
(13.79 SQ.M.)

TOTAL APPROX FLOOR AREA 964.66 SQ. FT / 89.62 SQ. M
For Identification Purposes Only.

