



£635,000 Freehold



Cedar Avenue, Sidcup, Kent DA15 8NL



PROPERTY DESCRIPTION

GUIDE PRICE £635,000 - £650,000 • RE/MAX SELECT are delighted to offer for sale this extended chalet-style semi-detached house, close to schools, transport links, and amenities including the Oval shopping parade.

This stunning property comprises 5 DOUBLE bedrooms, living room, open-plan modern fitted kitchen/dining room, upstairs family bathroom, and ground floor utility/cloakroom. Further benefits include double glazing, gas central heating, off street parking, detached garage, and 55ft (approx) rear garden.

Total Internal Area approx: 1,512.43 sq ft (140.51 sq m). EPC D54





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Tiled flooring, double glazed windows; carpeted stairs leading to first floor.

Living Room

5.61m x 4.32m (18' 5" x 14' 2") Solid wood flooring, radiator; inset remote-controlled gas fire; double glazed windows with shutters.

Kitchen

3.29m x 2.90m (10' 10" x 9' 6") Tiled flooring; range of soft-closing wall and base units with complementary marble-effect worktops and splashback; fitted electric hob with integrated extractor hood; integrated oven/grill, integrated dishwasher; sink and drainer unit with stainless steel mixer tap.

Dining Area

3.07m x 3.05m (10' 1" x 10' 0") Tiled flooring, radiator, double glazed window, double glazed sliding door leading to rear garden.

Utility Room - W/C

2.34m x 1.53m (7' 8" x 5' 0") Tiled flooring; range of wall and base units with complementary worktops; w/c; space and connections for washing machine; space and connections for dryer; double glazed frosted window.

Bedroom

3.16m x 2.58m (10' 4" x 8' 6") Carpeted, radiator, double glazed windows.

First Floor

Landing

Carpeted; access to loft.

Bedroom

3.90m x 3.70m (12' 10" x 12' 12") Carpeted, radiator, double glazed windows.

Bedroom

3.70m x 2.90m (12' 2" x 9' 6") Carpeted, radiator, double glazed windows.

Bedroom

3.21m x 4.17m (10' 6" x 13' 8") Carpeted, radiator, double glazed windows.

Bedroom

2.73m x 2.38m (8' 11" x 7' 10") Carpeted, radiator, double glazed windows.

Family Bathroom

Tiled flooring, tiled walls; panelled bath with mixer tap; large shower enclosure with rainfall attachment; vanity unit with wash-hand basin; w/c; radiator, double glazed frosted window.

External

Front Driveway

Off street parking; side access leading to garage.

Rear Garden

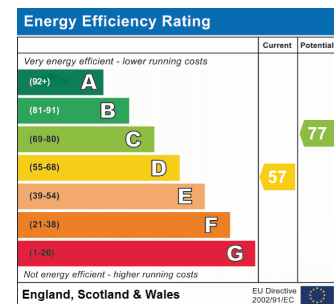
Approximately 55ft; paved area, decking, lawn; access to garage.

Garage

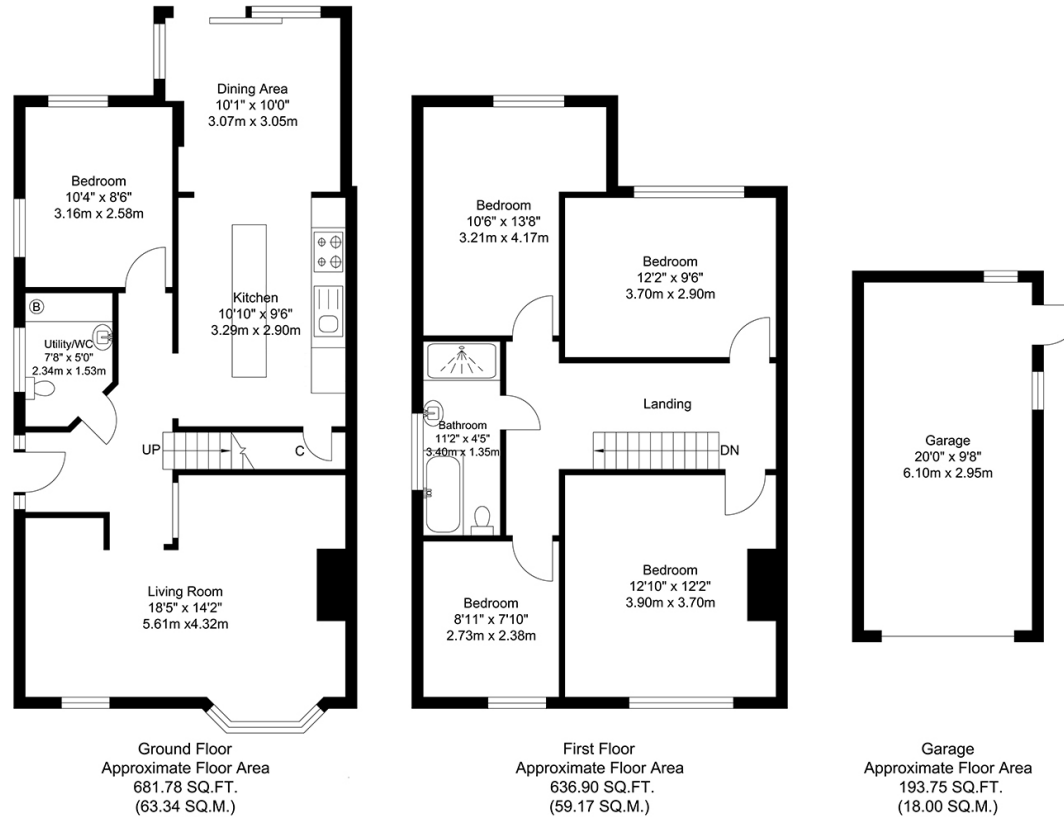
6.10m x 2.95m (20' 0" x 9' 8") Electrical power and lighting; up-and-over door, windows; door to garden.

Information

- Close to sought-after schools incl 4 grammar schools
- 0.8 miles (approx) to Sidcup Station
- 0.2 miles (approx) to the Oval shopping parade
- 0.6 miles (approx) to Danson Park & Lake
- 0.6 miles (approx) to Lamborey Park (The Glades)
- Council Tax Band: E



FLOORPLAN



TOTAL APPROX FLOOR AREA 1512.43 SQ. FT / 140.51SQ. M
For Identification Purposes Only.

