



£375,000 Freehold



Harborough Avenue, Sidcup, Kent DA15 8HP



PROPERTY DESCRIPTION

GUIDE PRICE £375,000 - £400,000 • RE/MAX SELECT are delighted to offer for sale this extended terraced house close to amenities, schools, and transportation links. This property comprises 2 bedrooms, living room, fitted kitchen/dining room, sun room, upstairs family bathroom, and approximately 80ft garden. Further benefits include off street parking, double glazing, and gas central heating.

Total Internal Area approx: 672.95 sq ft (62.52 sq m).





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Carpeted; carpeted stairs leading to first floor.

Living Room

4.20m x 3.00m (13' 9" x 9' 10") Carpeted, radiator; double glazed windows to front; opening leading to kitchen.

Kitchen / Dining room

3.92m x 2.56m (12' 10" x 8' 5") Wood-effect flooring, with carpet in dining area; range of wood wall and base units with complementary worktops; stainless steel sink and drainer with mixer tap; stainless steel extractor hood; space and connections for free-standing gas cooker; space and connections for fridge/freezer; double doors leading sun room.

Conservatory

3.50m x 2.65m (11' 6" x 8' 8") Tiled flooring, double glazed windows; double glazed french doors leading to rear garden.

First Floor

Landing

Carpeted; access to insulated and boarded loft with light.

Bedroom

4.12m x 3.98m (13' 6" x 13' 1") Carpeted, radiator; double glazed windows.

Bedroom

2.62m x 2.11m (8' 7" x 6' 11") Carpeted, radiator; double glazed window to front.

Family Bathroom

1.77m x 1.60m (5' 10" x 5' 3") Tiled flooring, tiled walls; panelled bath with mixer tap and thermostatic rainfall attachment; wash-hand basin with mixer tap; w/c, double glazed frosted windows.

External

Front Driveway

Off street parking.

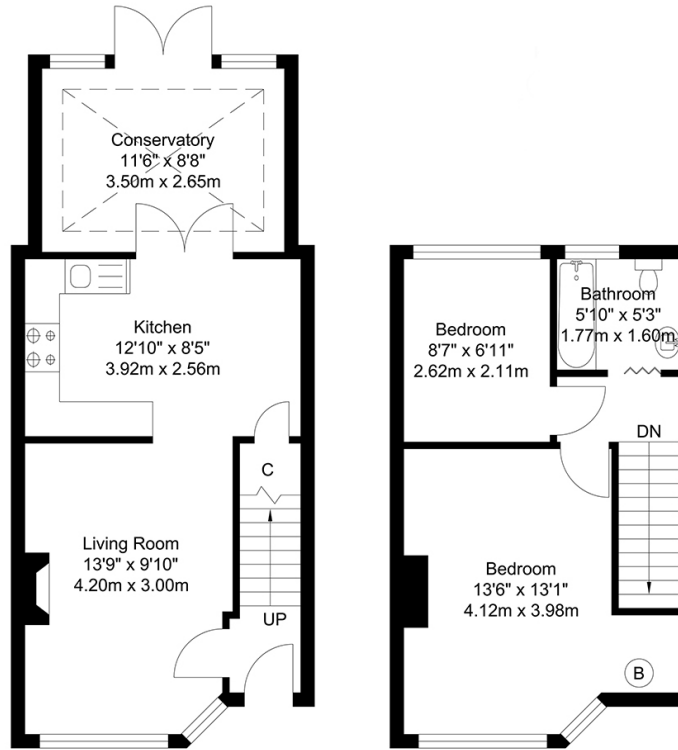
Rear Garden

Approximately 80ft garden; decking, lawn, paved area; shed; rear access.

Information

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.8 miles (approx) to Sidcup Station
- 1.0 miles (approx) to New Eltham Station
- 1.2 miles (approx) to Falconwood Station
- 0.6 miles (approx) to Avery Hill Park
- Council Tax Band: C

FLOORPLAN



Ground Floor
Approximate Floor Area
388.25 SQ.FT.
(36.07 SQ.M.)

First Floor
Approximate Floor Area
284.70 SQ.FT.
(26.45 SQ.M.)

TOTAL APPROX FLOOR AREA 672.95 SQ. FT / 62.52 SQ. M
For Identification Purposes Only.

