



Guide Price £500,000
Old Farm Avenue, Sidcup, Kent, DA15
8AW

Christopher
Russell
PROPERTY SERVICES



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Guide Price £500,000 to £525,000

Stunning three double bedroom house, which has undergone a significant amount of improvements and has been heavily extended finished to an exceptionally high standard.

Situated a short walk to Sidcup train station local primary and grammar schools, this impressive property comprises; three double bedrooms, family bathroom suite, lounge, superb kitchen/family room and a landscaped rear garden.

Modernised and extended the property features a kitchen/family room with a full range fitted kitchen units, stone work surfaces including a cooking central island and a range of fully integrated appliances.

There are full length, full width doors leading out to a landscaped rear garden.

The first floor features two double bedrooms and a family bathroom suite and the loft conversion features a master bedroom with a Juliet Balcony overlooking Old Farm Park.

Outside to the front is a driveway providing off street parking for two cars.

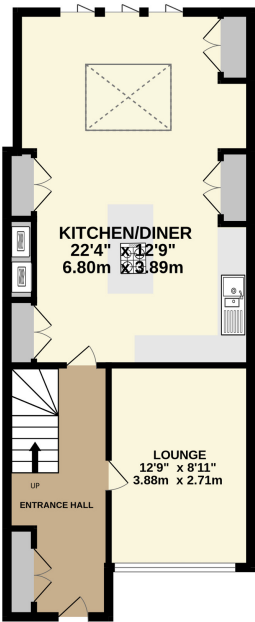
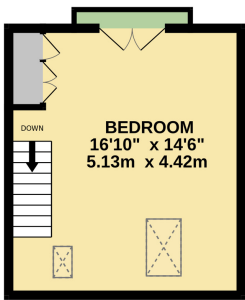
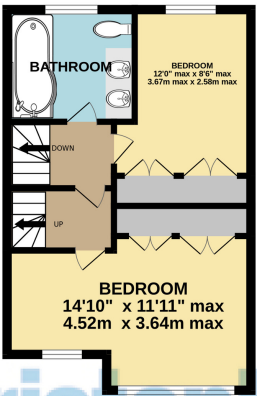
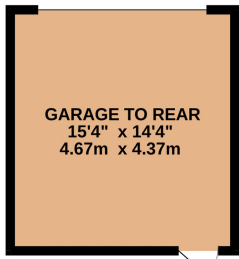
The rear garden which was landscaped a few years ago extends approximately 80ft divided to feature a large patio with seating area to view a raised Koi Pond, pathway leading to another patio.



GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.

1ST FLOOR
357 sq.ft. (33.1 sq.m.) approx.

2ND FLOOR
248 sq.ft. (23.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1376 sq.ft. (127.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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