

**86 Wellington Avenue, Sidcup, Kent, DA15 9HQ**  
**£600,000 Freehold**

## Description

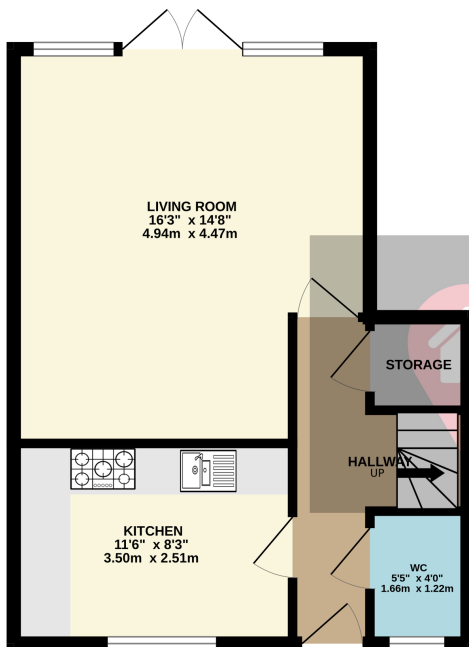
Guide Price £600,000 - £650,000

Offering No Forward Chain, detached three bedroom family home with good sized rooms and additional land to side for parking or a potential garage/outbuilding (subject to planning).

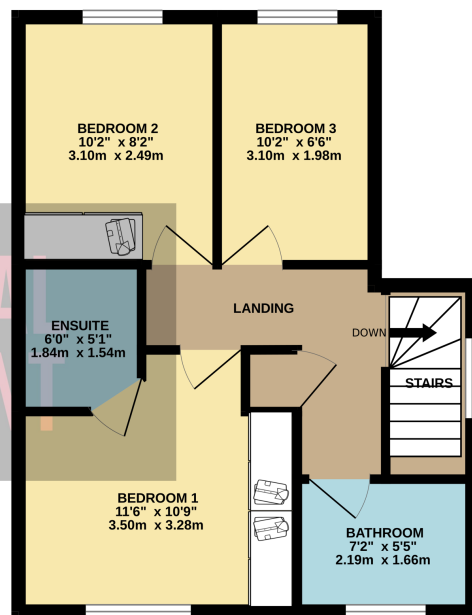
Use our online diary to request your viewing.

Located just a few minutes walk to Blackfen High Street the convenience of the shops to the home is perfect. Bexleyheath Broadway Shopping Center is also a short distance away and the popular Danson Park is only a short drive, with its historic house, boating lake and sport facilities is close by. Easy access to the A2, M25 motorways. Sidcup Station is approximately 1 mile away, Abbey Wood Station is approximately 3.7 miles away with links to Cannon Street, Waterloo East, City Airport and DLR. Cross Rail- The Elizabeth line connections from Paddington to Canary Wharf in only 17 minutes, transforming how Londoners and visitors move quickly across the Capital including Abbey Wood, Paddington and Liverpool Street with links to Heathrow Airport.

GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 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 a guide only.