

Guide Price £535,000  
Harcourt Avenue, Sidcup, Kent, DA15  
9LH



Guide Price £535,000 to £550,000.

A well-proportioned four/five bedroom end-of-terrace house with spacious and flexible accommodation.

The ground floor comprises a through lounge / dining room, separate kitchen/breakfast room, small utility room (with potential to add a WC), and a second reception room that can serve as an additional fifth bedroom, office, or study.

Upstairs features four bedrooms, including a master bedroom with modern en-suite, plus a newly renovated family bathroom.

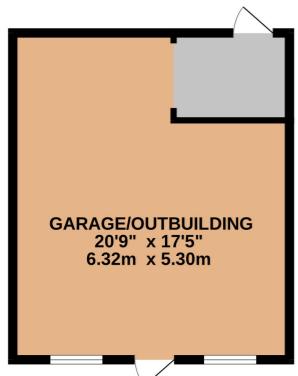
Conveniently located just 0.9 miles from Albany Park station and one mile from Sidcup station, with easy access to local schools including Chislehurst and Sidcup Grammar and Hurstmere schools and Sherwood Park, Chatsworth, Holy Trinity C of E and Hurst Primary Schools.

Outside, there is off-street parking for two/three vehicles, with a garage to the rear currently used for storage.

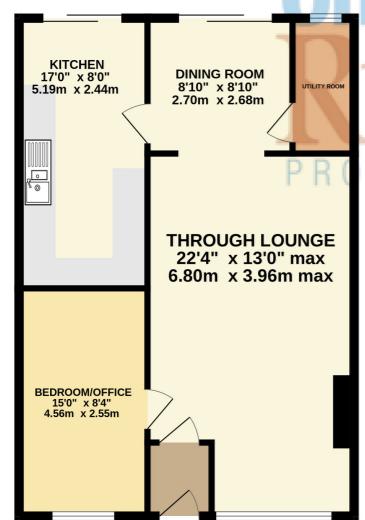
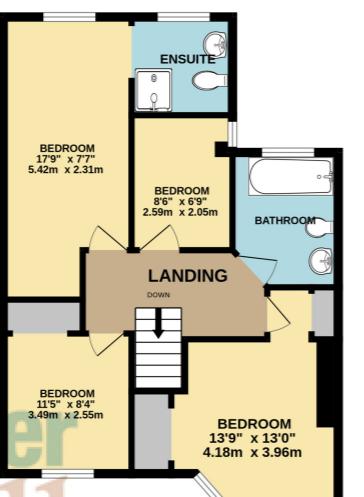
The seller is open to replacing the first-floor flooring, subject to buyer preferences and the final agreed offer.

Council Tax Band E.

GROUND FLOOR  
1021 sq.ft. (94.9 sq.m.) approx.



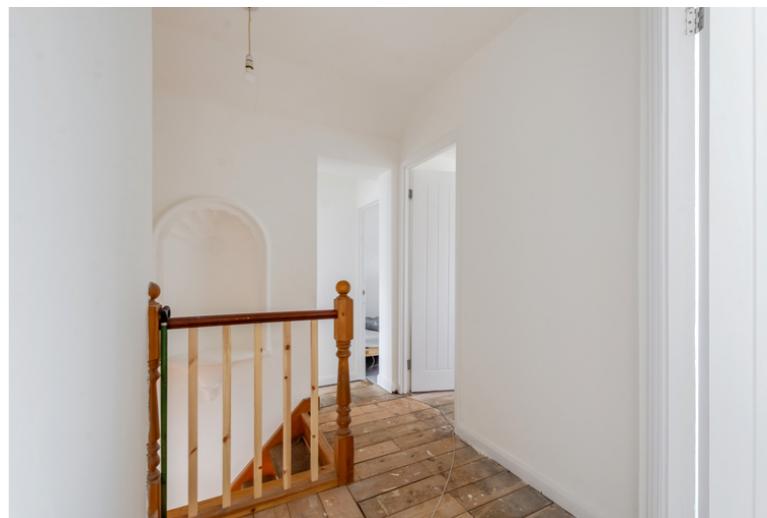
1ST FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



**Christopher Russell**  
PROPERTY SERVICES

TOTAL FLOOR AREA : 1588 sq.ft. (147.5 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. These plans are illustrative purposes only and should not 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			