Guide Price £625,000
Old Farm Avenue, Sidcup, Kent, DA15 8AH

Christopher Russell PROPERTY SERVICES

Guide Price £625,000 to £650,000.

Stunning three bedroom extended semi detached chalet style house that has been modernised and finished to a very high standard.

Situated within a very short walk to Sidcup Train station and several schools including Chatsworth Infant, Burnt Oak and Holy Trinity Primary and Chislehurst and Sidcup Grammar Schools.

Featuring an open planned kitchen/diner/family room on the ground floor with a multi fuel/log burning Stove, Jack and Jill en-suite shower room with under floor heating on the first floor and a fantastic garden room/summerhouse with power this impressive family home should be viewed to be appreciated.

With great potential to extend additionally to the first floor, the property is presented in excellent decorative condition throughout.

Accommodation comprises; entrance hall, lounge, bedroom three, kitchen/diner/family room and bathroom on the ground floor with two bedrooms and the Jack and Jill en-suite shower room on the first floor.

Outside there is a good sized driveway providing off street parking and access to a 20' garage.
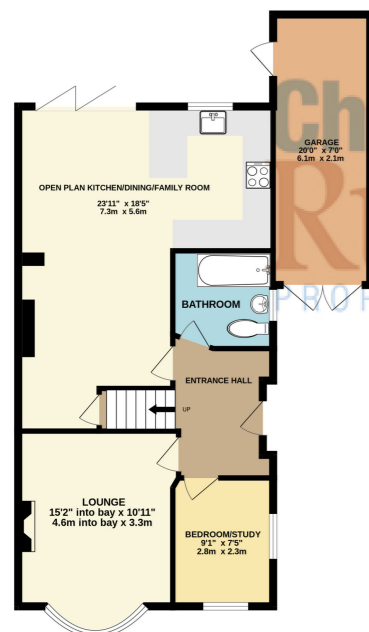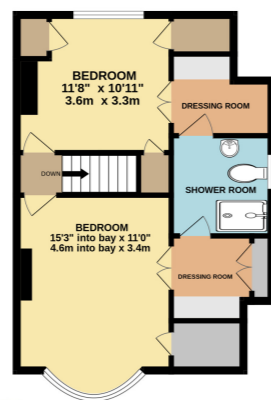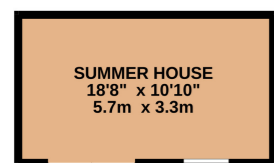
The rear garden extends approximately 100ft featuring a lawn, patio are with power points and a garden room/summer house with electric situated at the end of the garden.

Council Tax Band E.

GROUND FLOOR
1026 sq.ft. (95.3 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.

SUMMER HOUSE
18'8" x 10'10"
5.7m x 3.3m

BEDROOM
11'8" x 10'11"
3.6m x 3.3m

DRESSING ROOM

SHOWER ROOM

DOWN

BEDROOM
15'3" into bay x 11'0"
4.6m into bay x 3.4m

DRESSING ROOM

GARAGE
20' x 7'0"
6.1m x 2.1m

OPEN PLAN KITCHEN/DINING/FAMILY ROOM
23'11" x 18'5"
7.3m x 5.6m

BATHROOM

ENTRANCE HALL

UP

LOUNGE
15'2" into bay x 10'11"
4.6m into bay x 3.3m

BEDROOM/STUDY
9'1" x 7'5"
2.8m x 2.3m

TOTAL FLOOR AREA : 1491 sq.ft. (138.5 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances 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		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC