



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



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Guide Price From £500,000 to £525,000

Three-bedroom terraced house, extended and fully refurbished in 2023, finished to an exceptionally high standard and meticulously maintained, with the added benefit of a stunning garden room/cabin at the end of the rear garden.

Situated in a popular location, conveniently close to Sidcup and New Eltham train stations, Dulverton Primary School, and Chislehurst and Sidcup Grammar School.

The property features a large open-plan kitchen/diner/family room, with ground-floor accommodation remodelled to include a shower room with WC. The first floor benefits from a newly installed bathroom suite.

Additional improvements include a new fitted kitchen with a range of integrated appliances, new internal doors, a new gas central heating system, full rewire, new floor coverings, and freshly plastered ceilings and walls.

Externally, there is off-street parking for two cars and a rear garden extending approximately 90ft, newly laid with lawn and featuring the impressive garden room/cabin.

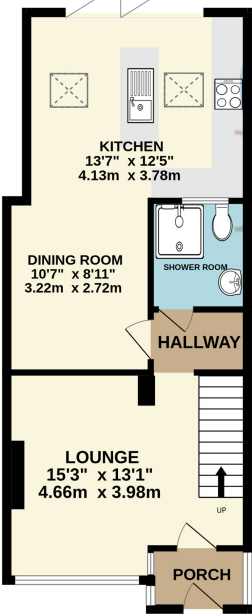
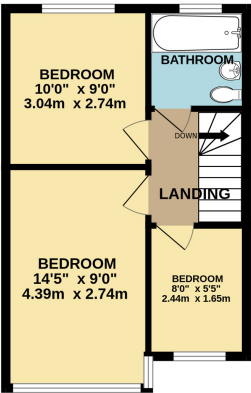
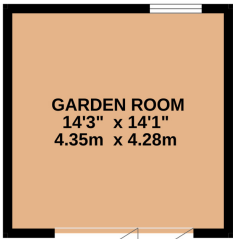
Council Tax Band D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		89
(81-91) B		
(69-80) C	75	
(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		

GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.

1ST FLOOR
354 sq.ft. (32.8 sq.m.) approx.



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PROPERTY SERVICES

TOTAL FLOOR AREA: 1091 sq.ft. (101.3 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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