



Guide Price £390,000 Freehold



75 Harborough Avenue, Sidcup, Kent
DA15 8HL



PROPERTY DESCRIPTION

GUIDE PRICE £390,000 - £410,000 • RE/MAX SELECT are delighted to offer for sale this stunning extended terraced house close to amenities, schools, and transportation links. This property comprises 2 bedrooms, large living/dining room, fitted kitchen, modern upstairs family bathroom, and 50ft (approx) garden. Further benefits include off street parking, garage, double glazing, and gas central heating with new combi-boiler (2024).





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

LVT flooring; carpeted stairs leading to first floor.

Living / Dining Room

LVT flooring, understairs storage cupboard, radiator, white-vertical radiator; opening to kitchen.

Kitchen

Tiled flooring; range of soft-closing gloss wall and base units with complementary worktops; composite sink and drainer with mixer tap; electric hob, built-in oven, integrated dishwasher; space and connections for fridge/freezer; double glazed windows; double glazed door leading to rear garden.

First Floor

Landing

Carpeted; access to loft via pull-down ladder.

Bedroom

Carpeted, radiator, double glazed windows.

Bedroom

Carpeted, radiator, double glazed windows.

Family Bathroom

Tiled flooring, part-tiled walls; panelled bath with mixer tap and thermostatic rainfall shower fitting; vanity unit with wash-hand basin with mixer tap; w/c, double glazed frosted windows.

External

Front Driveway

Block-paved.

Rear Garden

Approximately 50ft; decking, lawn; access to garage.

Garage

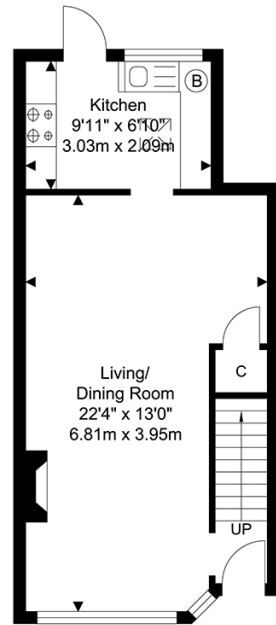
Large garage; up-and-over door, windows.

Information

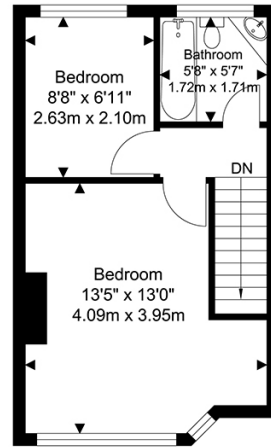
- New combi-boiler (2024)
- New electrical consumer unit (2021)
- Newly fitted kitchen (2022)
- Newly fitted bathroom (2021)
- Re-plumbed throughout (2021)
- Newly rendered front of house (2024)
- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.8 miles (approx) to Sidcup Station
- 1.0 miles (approx) to New Eltham Station
- 1.2 miles (approx) to Falconwood Station
- 0.6 miles (approx) to Avery Hill Park
- Council Tax Band: C



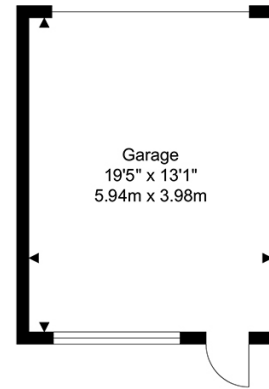
FLOORPLAN



Ground Floor
 Approximate Floor Area
 355.63 SQ.FT.
 (33.04 SQ.M.)



First Floor
 Approximate Floor Area
 284.16 SQ.FT.
 (26.40 SQ.M.)



Outbuilding
 Approximate Floor Area
 220.22 SQ.FT.
 (20.46 SQ.M.)

TOTAL APPROX FLOOR AREA 860.03 SQ. FT / 79.90 SQ. M
 For Identification Purposes Only.

