



Wellington Avenue | Sidcup, Kent, DA15 9HG



£550,000 to £575,000 Freehold

ROBINSON-JACKSON
Our service will *move* you

Wellington Avenue, Sidcup

Nestled in the heart of the vibrant community of Blackfen, this exquisite four bedroom semi-detached family home presents an exceptional blend of space, style, and convenience. Boasting a delightful blend of modern amenities and classic charm, this property is a testament to comfortable living.

Property Features

- Council Tax: D
- EPC Rating: D
- 17ft Modern Fitted Kitchen/Diner
- 13ft Lounge
- 14ft Conservatory
- En Suite Shower Room to Master
- Three Piece Family Bathroom Suite
- Approximately 60ft Rear Garden



Interior

Entrance Porch Double glazed door to front, double glazed windows to side and front.

Entrance Hall Double glazed entrance door and window to front, dado rail, radiator, tile effect laminate flooring.

Lounge 4.1m x 3.23m (13'5" x 10'7") Double glazed window to front, radiator, carpet.

Kitchen/Diner 5.2m x 3.28m (17'1" x 10'9") Double glazed double doors and window to rear, inset spotlights, modern fitted with a range of wall and base units with complimentary work surfaces over, integrated appliances include, oven, hob, filter hood, fridge/freezer, dishwasher, wine fridge and microwave, sink unit with drainer and mixer tap, radiator, tile effect laminate flooring.

Conservatory 4.42m x 2.74m (14'6" x 9') Double glazed sliding doors to rear, double glazed windows to side and rear, tile effect laminate flooring.

First Floor Landing Double glazed window to side, carpet.

Bedroom Two 3.4m x 3.23m (11'2" x 10'7") Double glazed bay window to front, radiator, carpet.

Bedroom Three 3.28m x 3.23m (10'9" x 10'7") Double glazed window to rear, radiator, carpet.

Bedroom Four 2.06m x 1.83m (6'9" x 6') Double glazed window to front, radiator, carpet.

Bathroom Double glazed window to rear, three piece suite comprising, panelled bath with mixer tap and shower over, pedestal wash hand basin, low level w.c, radiator, part tiled walls, tiled flooring.

Loft Conversion

Second Floor Landing Double glazed window to side, carpet, stairs to loft conversion.

Master Bedroom 5.38m x 3.86m (17'8" x 12'8") narrowing to 2.95m (9'8") Two velux windows to front, double glazed window to rear, inset spotlights, radiator, carpet.

En Suite Double glazed window to rear, inset spotlights, walk-in corner shower cubicle, low level w.c, pedestal wash hand basin with mixer tap, chrome heated towel rail, tiled walls and flooring.





Exterior

Rear Garden Approx 60ft Two decking areas, mainly laid to lawn.

Parking/Front Garden Partly laid to lawn, shared driveway to side (access is subject to legal verification).

Garage Hardstanding in front, access via shared driveway.

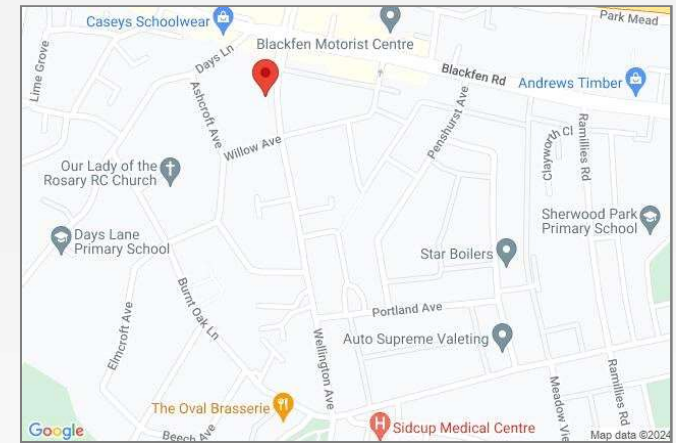
Additional Information

Sidcup and Blackfen are neighbouring towns in the borough of Bexley, coveted by families with children as they are in the grammar school catchments, with Chislehurst & Sidcup Grammar located off Sidcup's Hurst Road. Each town has its own High Street, with local businesses and supermarkets.

Commuters use Sidcup train station for a direct service into Central London, with journey times from 18 minutes. Both Sidcup and Blackfen are brimming with pubs and restaurants, with friendly 'locals' serving the community.

Property Location

Wellington Avenue, Sidcup, Kent, DA15 9HG



**FOR MORE INFORMATION
CONTACT US TODAY.**

020 8298 0500
Robinson Jackson
1 & 2 Wellington Parade,
Blackfen,
DA15 9NB
tony.murray@robinson-jackson.com

