



Harcourt Avenue | Sidcup, Kent, DA15 9LL



Guide Price £525,000 - £550,000

Freehold

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Harcourt Avenue, Sidcup

Located on a popular road within easy access of local schools, shops and transport links is this EXTENDED FAMILY HOME. Offering spacious rooms and future potential to extend further (Subject to Planning Permission).

Property Features

- Council Tax: D
- EPC Rating: D
- Extended End of Terrace
- Four Bedrooms
- Large Open Plan Lounge/Diner
- Family Bathroom
- Large Integral Garage
- Off Road Parking
- Double Glazing & Central Heating



Entrance Hall 2m x 0.79m (6'7" x 2'7") Double glazed door to front, stairs to first floor, carpet.

Lounge/Diner 6.8m x 3.96m Narrowing to 2.9. (22'4" x 13' Narrowing to 9'6") Double glazed leaded half bay window to front, coved ceiling, wall mounted lights, feature fireplace, under stairs storage cupboard, two radiators, laminate flooring.

Kitchen/Diner 5.03m x 2.87m (16'6" x 9'5") Double glazed window to rear, double glazed frosted door to side, inset spotlights, matching range of wall and base units incorporating cupboards, drawers and worktops, stainless steel 1 & 1/2 bowl sink unit with drainer and mixer tap, integrated oven and hob with extractor hood above, space for fridge/freezer, plumbed for washing machine, part tiled walls, ceramic tiled flooring.

Landing Carpet, access to loft.

Bedroom One 4.11m x 3.07m (13'6" x 10'1") Double glazed leaded half bay window to front, built in wardrobe, radiator, laminate flooring.

Bedroom Two 3.18m x 2.6m (10'5" x 8'6") Double glazed leaded window to front, radiator, laminate flooring.

Bedroom Three 2.92m x 2.51m (9'7" x 8'3" L Shaped) Double glazed window to rear, radiator, laminate flooring.

Bedroom Four 2.6m x 2.2m Narrowing to 1.98m (8'6" x 7'3" Narrowing to 6'6") Double glazed window to rear, built in storage cupboard housing hot water cylinder, radiator, laminate flooring.

Bathroom 1.73m x 1.6m (5'8" x 5'3") Double glazed frosted window to rear, panelled bath, vanity wash hand basin, low level WC, heated towel rail, tiled walls, tiled flooring.

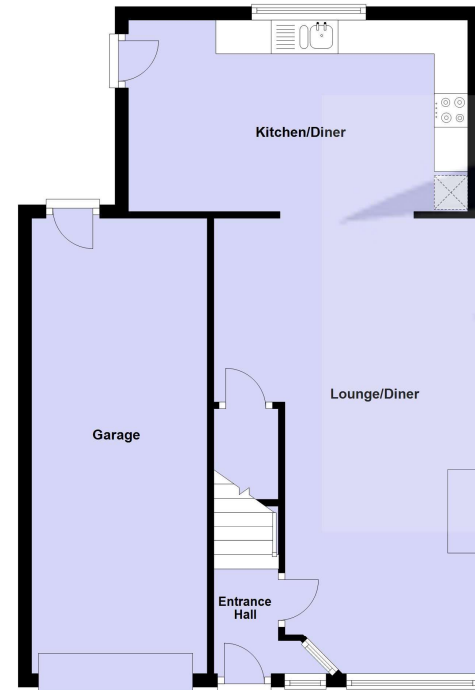
Integral Garage 7m x 2.64m (23' x 8'8") Electric up and over door, door to rear.

Rear Garden Paved patio area, laid to lawn, established borders, shed, pond, rear access.

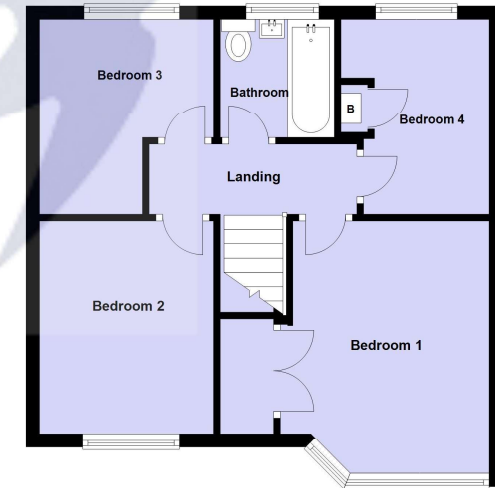
Front Garden Partly paved for off street parking, laid to lawn with established borders.

Please note: Rear access is subject to legal verification.

Ground Floor



First Floor



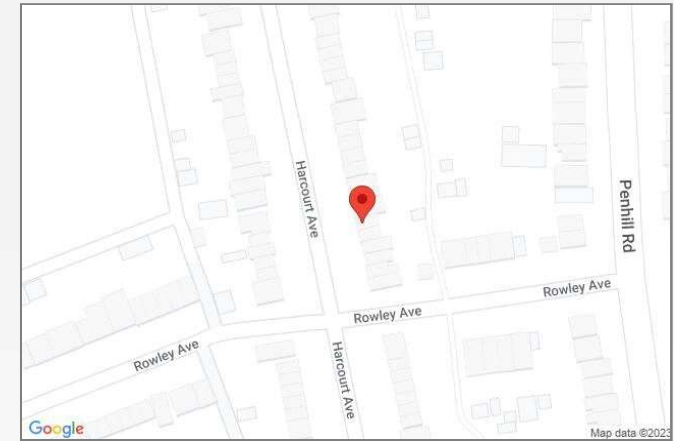
For Illustration Only
Plan produced using PlanUp.





Property Location

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Additional Information

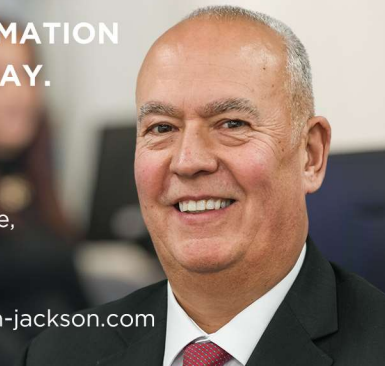
Sidcup and Blackfen are neighbouring towns in the borough of Bexley, coveted by families with children as they are in the grammar school catchments, with Chislehurst & Sidcup Grammar located off Sidcup's Hurst Road. Each town has its own High Street, with local businesses and supermarkets.

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.



**FOR MORE INFORMATION
CONTACT US TODAY.**

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