



Wyncham Avenue | Sidcup, Kent, DA15 8EU

 3  2  1 Guide Price £514,500-£525,000 Freehold

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Wyncham Avenue, Sidcup

Welcome to this charming three-bedroom, two-bathroom semi-detached family home, boasting the perfect blend of comfort and convenience. Nestled in a sought-after location, this residence offers more than just a place to live; it provides a warm and inviting sanctuary for you and your loved ones.

Property Features

- Council Tax: D
- EPC Rating: E
- 18ft Lounge/Dining Room
- 13ft Fitted Kitchen
- Ground Floor Shower Room
- First Floor Bathroom
- Off Street Parking
- Sought after Location



Interior

Entrance Hall: Double glazed door to side and window to side, wood style laminate flooring.

Lounge/Dining Room: 5.72m (18'9") narrowing to 3.58m (11'9") x 4.45m (14'7") narrowing to 3.78m (12'5") Double glazed bay window to front, radiator, wood style laminate flooring.

Kitchen: 4.2m x 2.67m (13'9" x 8'9") Double glazed window and door to rear, fitted with a range of wall and base units with complimentary work surfaces over, sink unit with drainer and mixer tap, part tiled walls, tiled flooring.

Ground Floor Shower Room: Three piece suite comprising, shower cubicle, low level W.C, wash hand basin, tiled walls and flooring.

Landing: Double glazed port hole window to side, radiator, carpet.

Master Bedroom: 4.1m x 2.77m (13'5" x 9'1") into wardrobe. Double glazed window to rear, built in wardrobes, radiator, carpet.

Bedroom Two: 3.1m x 2.24m (10'2" x 7'4") Double glazed window to front, built in cupboard, radiator, carpet.

Bedroom Three: 3.18m x 2.13m (10'5" x 7') Double glazed window to front, built in wardrobe, radiator, carpet.

Bathroom: Three piece suite comprising, panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap, low level W.C, part tiled walls, tiled flooring.

Exterior

Rear Garden: Decked area leading to lawn, summer house, gate to side.

Parking: The front is paved to provide off street parking.



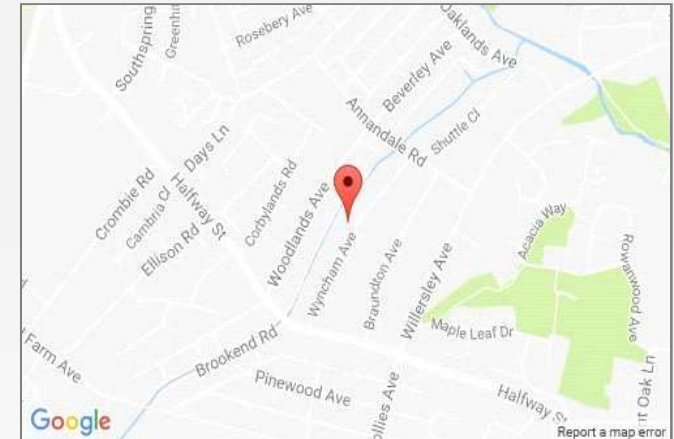
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Plan produced using PlanUp.





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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