



Wyncham Avenue | Sidcup, Kent, DA15 8EU

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Offers in excess of £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.



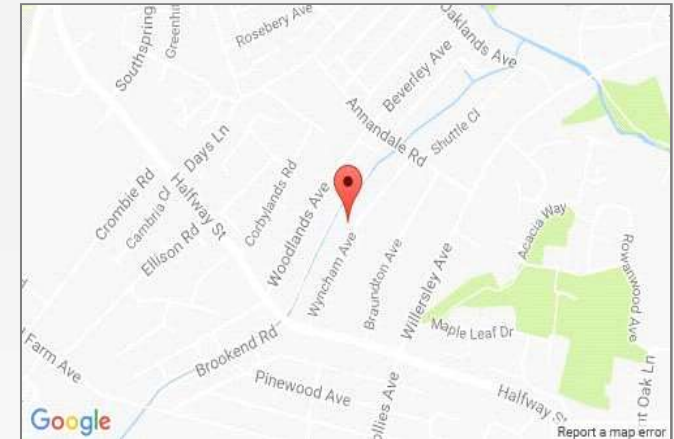
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Plan produced using PlanUp.





Property Location

Wyncham Avenue, Sidcup, Kent, DA15 8EU



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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