



# Lyndon Avenue

Sidcup | Kent | DA15 8RW



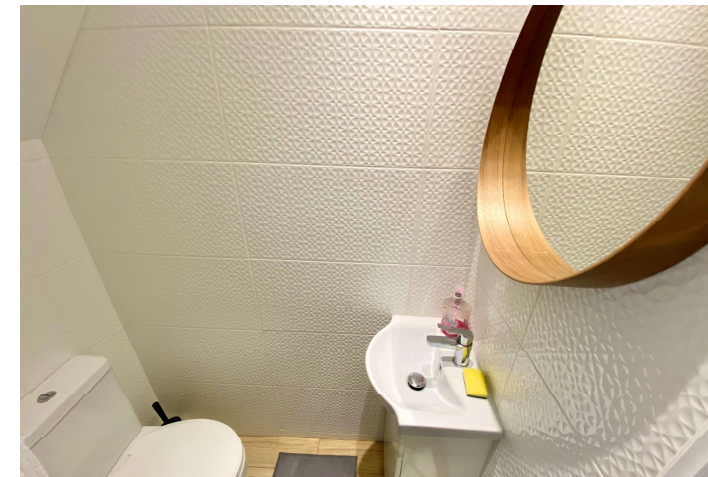
Asking Price £499,995  
Freehold

Welcome to the epitome of modern living!  
Presenting a meticulously crafted three-bedroom mid-terrace house that seamlessly blends contemporary elegance with practical functionality. This stunning residence boasts a recent loft conversion and ground floor rear extension, providing an abundance of space and versatility.

As you step into this stylish abode, you'll be greeted by a masterfully designed interior that exudes a sense of sophistication. The master bedroom, adorned with luxury, features an ensuite bathroom, ensuring a private oasis for relaxation. With two additional bedrooms, this home is perfect for families or those seeking extra space for a home office or guest rooms.

Property Features:

- Three Bedrooms
- Mid Terrace
- Loft Extension
- Master With En Suite
- Kitchen Extension
- Off Street Parking
- Rear Garden
- Council Tax: C
- EPC Rating: D



## Accommodation

**Entrance Hall** Double glazed entrance door to front, radiator, wood flooring.

**Lounge / Dining Room** 6.73m x 3.86m (22'1" x 12'8") at widest points. Double glazed bay window to front, two radiators, feature fireplace, wood flooring, open to kitchen.

**WC** Low level w.c, vanity wash hand basin with mixer tap, tiled walls, laminate flooring.

**Kitchen** 3.28m x 2.9m (10'9" x 9'6") Double glazed sliding patio doors to rear, two skylights, inset spotlights, range of wall and base units, integrated oven, gas hob and extractor hood above, integrated dishwasher, plumbed for washing machine, space for american style fridge/freezer, breakfast bar, ceramic sink with mixer tap, laminate flooring.

**Landing** Double glazed window to front, radiator, wood flooring, stairs to master bedroom.

**Bedroom Two** 4.17m x 3.23m (13'8" x 10'7") at widest points. Double glazed bay window to front, inset spotlights, fitted wardrobes, radiator, wood flooring.

**Bedroom Three** 2.54m x 2.18m (8'4" x 7'2") Double glazed window to rear, radiator, wood flooring.

**Shower Room** 1.6m x 1.42m (5'3" x 4'8") Double glazed frosted window to rear, shower cubicle, vanity wash hand basin with mixer tap, low level w.c, chrome heated towel rail, tiled walls and flooring.

**Master Bedroom** 4.65m x 2.95m (15'3" x 9'8") Two velux windows, double glazed door to juliet balcony, inset spotlights, eaves storage, radiator, laminate flooring.

**En Suite** 1.52m x 1.52m (5' x 5') Double glazed frosted window to rear, free standing bath with mixer tap and shower attachment, low level w.c, heated towel rail, tiled walls, wood flooring.





## Exterior

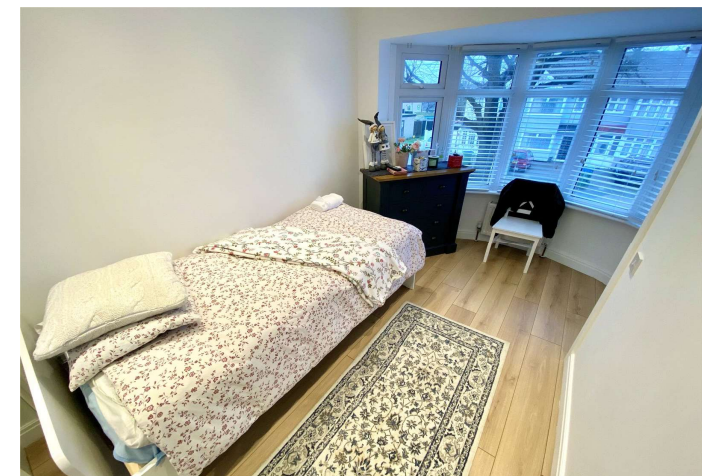
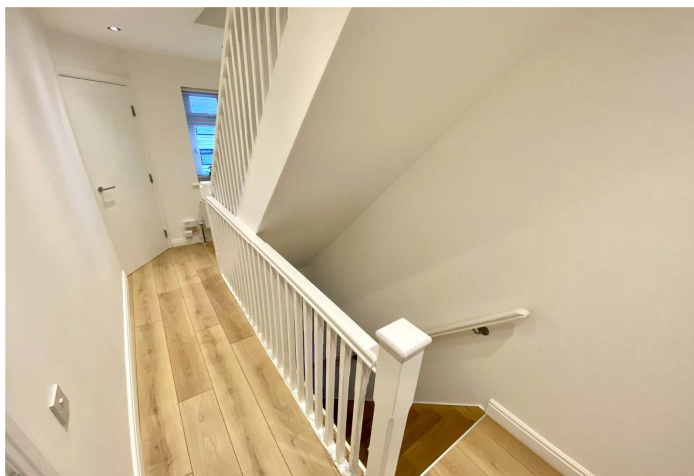
**Rear Garden** Mainly paved.

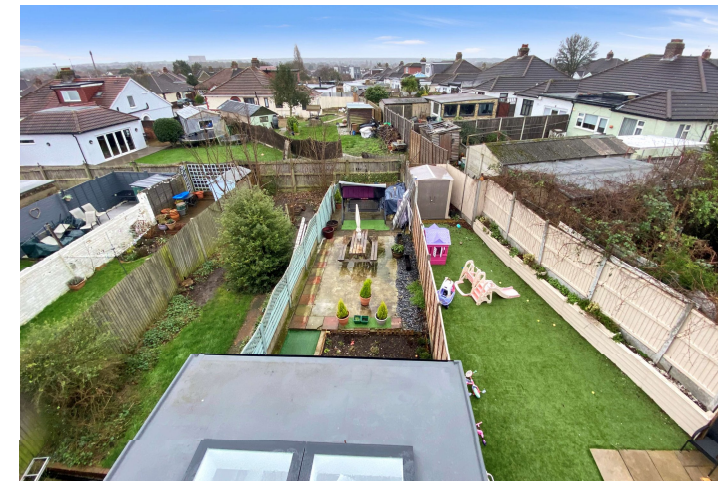
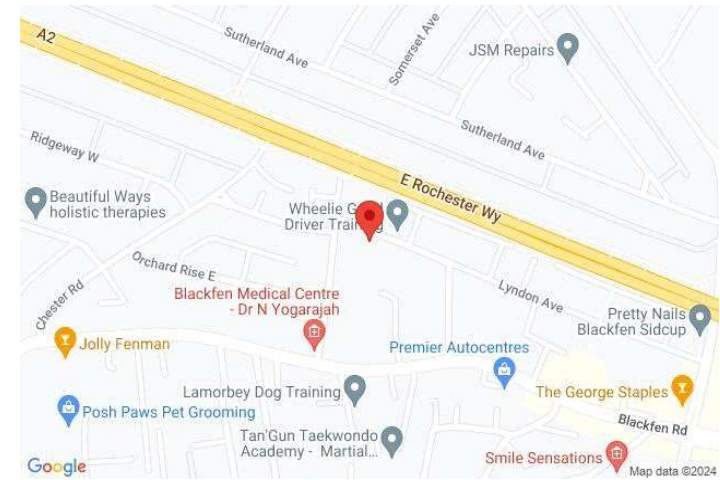
**Parking** The front is paved to provide off street parking.

## 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.





## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

## Location



(All distances & times are approximates)

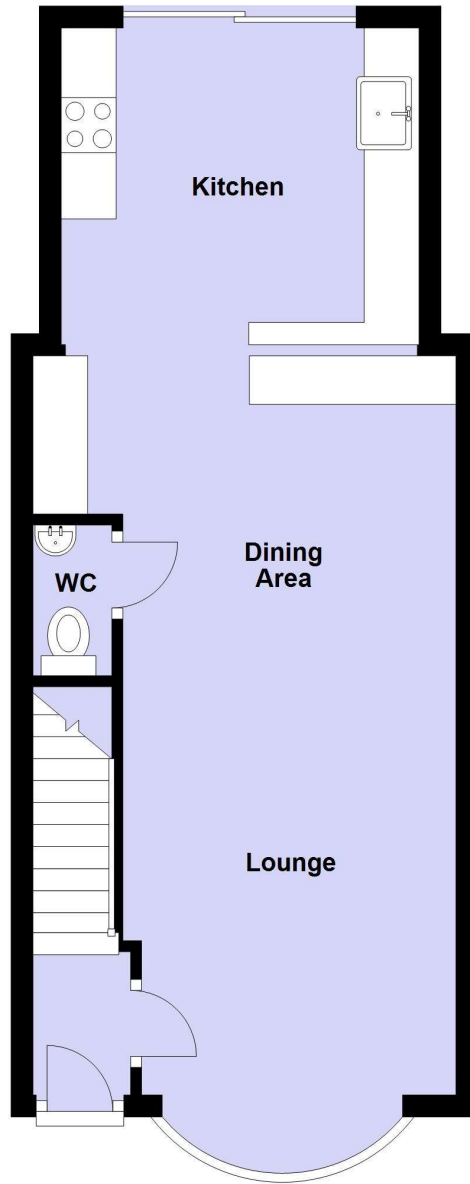
## FOR MORE INFORMATION CONTACT US TODAY.

Tony Hodges - Owner Partner  
020 8298 0500  
Robinson Jackson  
1 & 2 Wellington Parade,  
Blackfen,  
DA15 9NB  
tony.hodges@robinson-jackson.com

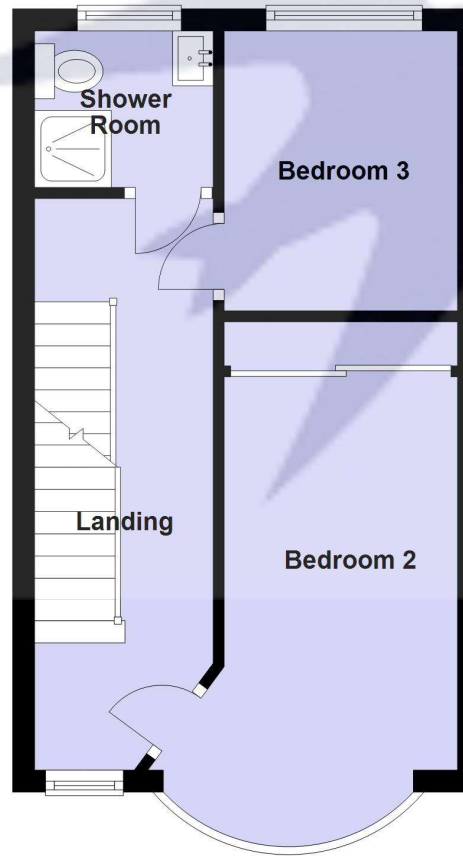
SALES | MORTGAGES | LEGALS

**ROBINSON-JACKSON**

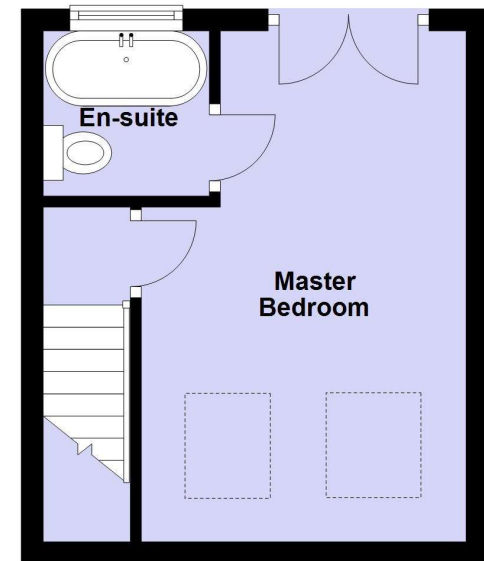
## Ground Floor



## First Floor



## Second Floor



For Illustration Only  
Plan produced using PlanUp.

