



Harcourt Avenue | Blackfen, Sidcup, DA15 9LN

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Asking Price £400,000 Freehold

ROBINSON-JACKSON
Our service will *move* you

Harcourt Avenue, Blackfen

Don't miss the opportunity to make this lovely extended two-bedroom terraced house with off-street parking and direct access to parkland your own. Located close to all local amenities and popular schools. Contact us today to schedule your viewing!

Property Features

- Council Tax: D
- EPC Rating: D
- Through Lounge
- Fitted Kitchen
- Two Bedrooms
- Family Bathroom
- Double Glazing



Interior

Entrance Hall: Carpet, stairs to first floor.

Lounge: 6.8m x 3.96m (22'4" x 13' at widest points) Double glazed window to front, coved ceiling, cupboard housing meters, two radiators, laminate flooring.

Kitchen: 2.77m x 2.57m (9'1" x 8'5") Double glazed window and door to rear, coved ceiling, inset spotlights, feature fireplace, range of wall and base units, 1 1/2 bowl sink unit with drainer and mixer tap, integrated oven, gas hob and cooker hood above, space for fridge/freezer, plumbed for washing machine and dishwasher, cupboard housing boiler, part tiled walls, tiled flooring.

Landing: Doors to :-

Bedroom One: 3.12m x 2.97m (10'3" x 9'9") Double glazed 1/2 bay window to front, coved ceiling, built in wardrobe, radiator, carpet.

Bedroom Two: 2.64m x 2.06m (8'8" x 6'9") Double glazed window to rear, coved ceiling, radiator, carpet.

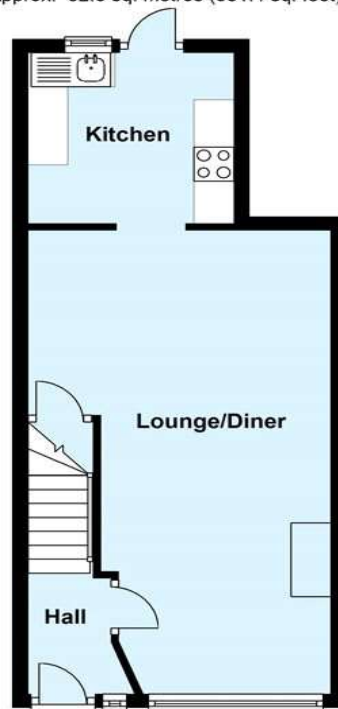
Bathroom: 2.64m x 1.78m (8'8" x 5'10") Patterned double glazed window to rear, coved ceiling, low level w.c, wash hand basin set in vanity unit, panelled bath with mixer tap and shower attachment, shower cubicle, part tiled walls, radiator, tiled flooring.

Exterior

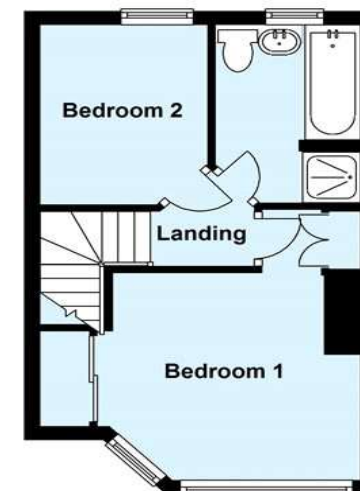
Front Garden: Paved to provide off road parking.

Rear Garden: Patio area leading to lawn, shed.

Ground Floor
Approx. 32.6 sq. metres (351.4 sq. feet)



First Floor
Approx. 25.6 sq. metres (275.9 sq. feet)



Total area: approx. 58.3 sq. metres (627.3 sq. feet)





Additional Information

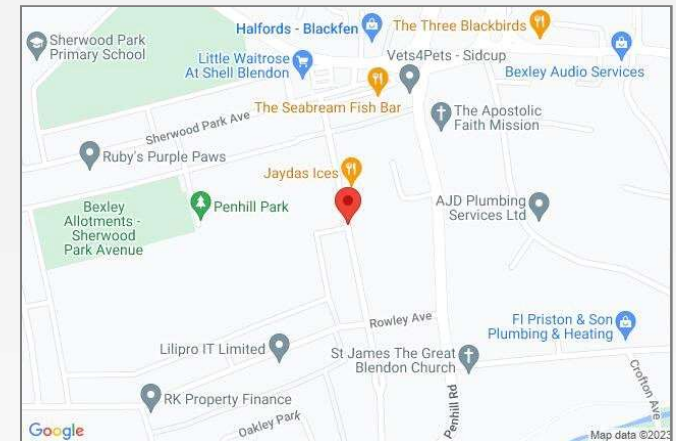
Sidcup and Blackfen are neighbouring towns in the borough of Bexley, coveted by families with children as they are in the grammar school catchments, with Chislehurst & Sidcup Grammar located off Sidcup's Hurst Road. Each town has its own High Street, with local businesses and supermarkets.

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.

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.

Property Location

Harcourt Avenue, Blackfen, Sidcup, DA15 9LN



**FOR MORE INFORMATION
CONTACT US TODAY.**

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