



Harcourt Avenue | Sidcup, Kent, DA15 9LN



Asking Price £425,000

Freehold

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Harcourt Avenue, Sidcup

Welcome to this charming two bedroom extended family home nestled in a prime location, offering comfort, space, and convenience for modern living. Situated adjacent to the picturesque Penhill Park.

Property Features

- Council Tax: C
- EPC Rating: D
- Extended Terraced House
- Extended Kitchen
- 22FT Lounge/Dining Room
- 11FT Garden Room
- Off Road Parking
- Views of Penhill Park



Interior

Hallway Carpet, double glazed window and door to front.

Lounge/Dining Room 6.78m (22'3") x 3.89m (12'9") (narrowing to 2.82m (9'3")) Double glazed window to front, carpet, radiator, shutter style blinds, under stairs cupboard.

Kitchen 2.36m x 2.62m (7'9" x 8'7") Fitted with range of wall and base units with complementary work tops, integrated oven and hob, extractor hood, tiled flooring, ceramic sink, double glazed window to rear, wood door to side, part tiled walls, heated towel rail.

Landing Carpet, loft access.

Bedroom 1 4.04m x 2.80m (13'3" x 9'2") Carpet, radiator, shutter style blinds, double glazed window to front, built in wardrobe.

Bedroom 2 2.18m (7'2") (narrowing to 1.9m (6'3")) x 2.6m (8'6") Carpet, double glazed window to rear, shutter style blinds, radiator.

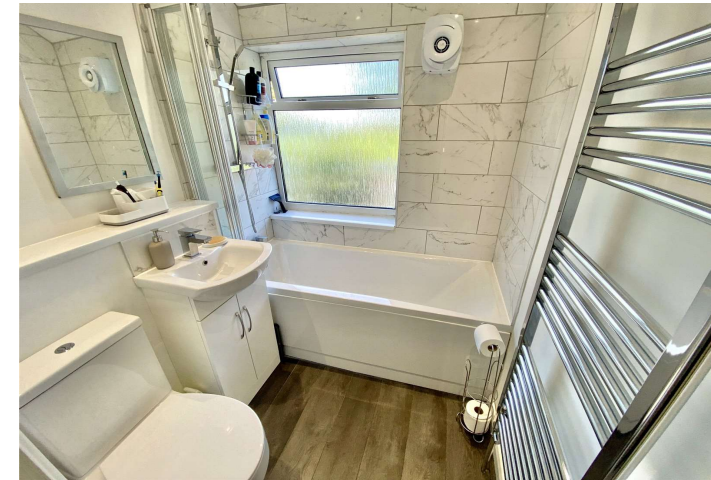
Bathroom Panelled bath with shower over and glass shower screen, double glazed frosted window to rear, laminate flooring, part tiled walls, low level w.c., vanity wash hand basin, heated towel rail.

Exterior

Garden Approx 36ft, decking, mainly laid to lawn with shrub borders.

Garden Room 3.35m x 2.74m (11' x 9') Double glazed bifolding door to front, wood style flooring, double glazed window to side, with integral store room.

Integral Store Room 2.74m x 1.9m (9' x 6'3")





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.

*Please note rear access is subject to legal verification.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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