



Harcourt Avenue | Sidcup, Kent, DA15 9LW



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Asking Price: £375,000

Freehold

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# Harcourt Avenue, Sidcup

Presented with no onward chain, this property is in exceptional condition throughout. Boasting a recently refurbished modern-style kitchen and bathroom, this extended two-bedroom mid-terrace home offers the perfect blend of comfort and style. Its prime location provides convenient access to a range of local amenities, Albany Park station, well-regarded local schools, and key bus routes.

## Property Features

- Council Tax: D
- EPC Rating: D
- CHAIN FREE
- Two Bedrooms
- Open Plan Through Lounge
- Modern Kitchen & Bathroom
- Off Street Parking
- Rear Garden
- Garage to Rear





## Interior

**Entrance Hall** Entrance door to front, stairs to first floor, radiator, laminate flooring.

**Lounge** 4.06m x 3.05m (13'4" x 10') Double glazed half bay window to front with shutter blinds, coved ceiling, dado rail, radiator, laminate flooring.

**Dining Room** 3.89m x 2.5m (12'9" x 8'2") Coved ceiling, dado rail, under stairs storage cupboard, radiator, laminate flooring.

**Kitchen** 3.66m x 1.9m (12' x 6'3") Double glazed half frosted door to rear, double glazed window to rear, matching range of wall and base units incorporating cupboards, drawers and worktops, inset sink unit with drainer and mixer tap, integrated oven and hob with extractor hood above, plumbed for washing machine, space for dishwasher and tumble dryer, wall mounted boiler, radiator, part tiled walls, tiled flooring.

**Landing** Access to loft, carpet.

**Bedroom One** 3.96m x 3.25m (13' x 10'8") Double glazed half bay window to front with shutter blinds, built in wardrobes, radiator, carpet.

**Bedroom Two** 2.57m x 2.2m (8'5" x 7'3") Double glazed window to rear with shutter blinds, radiator, carpet.

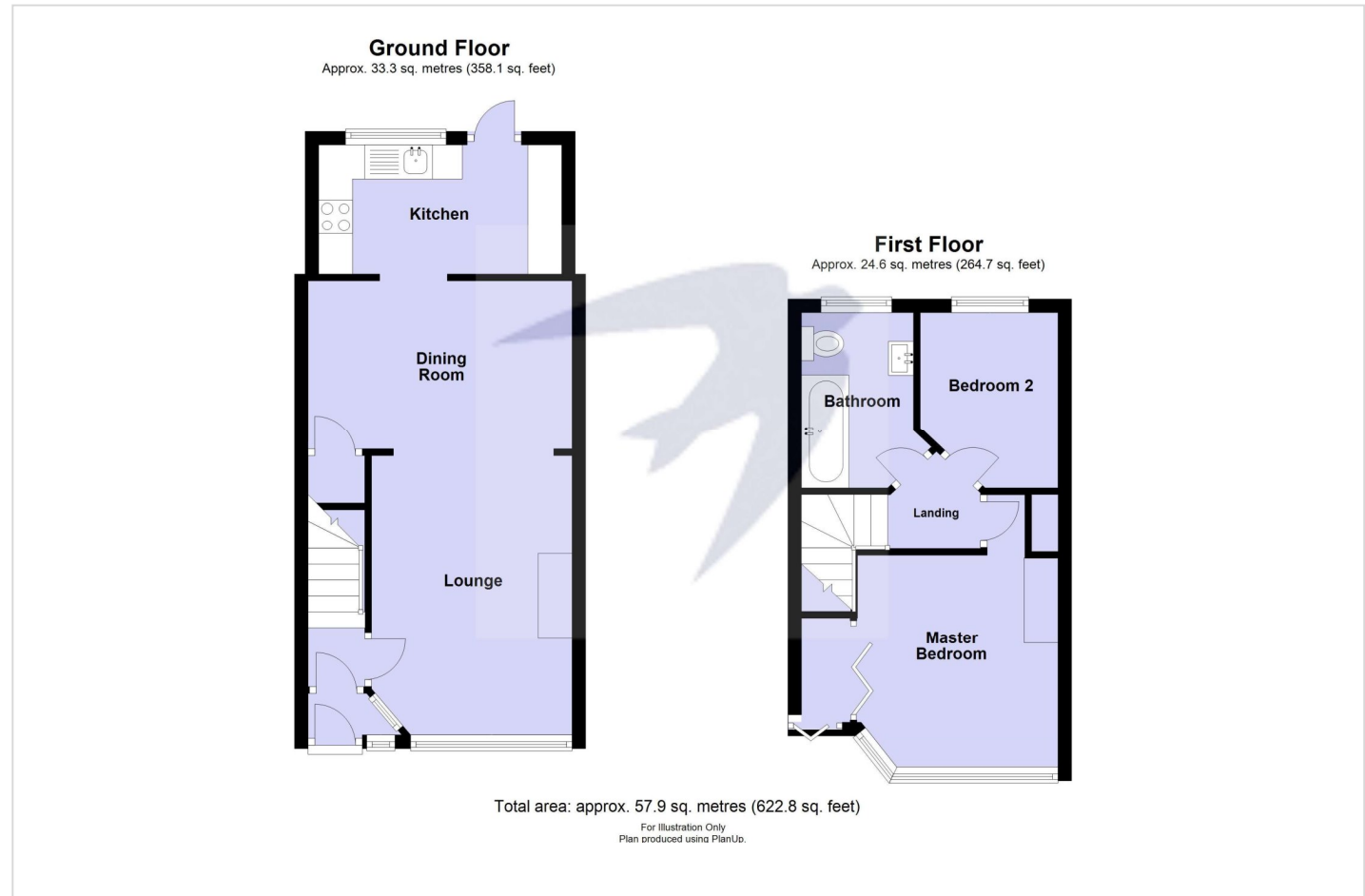
**Bathroom** 2.51m x 1.52m (8'3" x 5') Double glazed frosted window to rear, panelled bath, vanity wash hand basin, low level WC, radiator, tiled walls, vinyl flooring.

## Exterior

**Rear Garden** Approximately 50FT Large paved patio area, artificial lawn, outside tap, rear access, garage to rear.

**Garage** 5.38m x 2.64m (17'8" x 8'8") Door to side, window to front, up and over door, power and light.

**Frontage** Paved for off street parking.

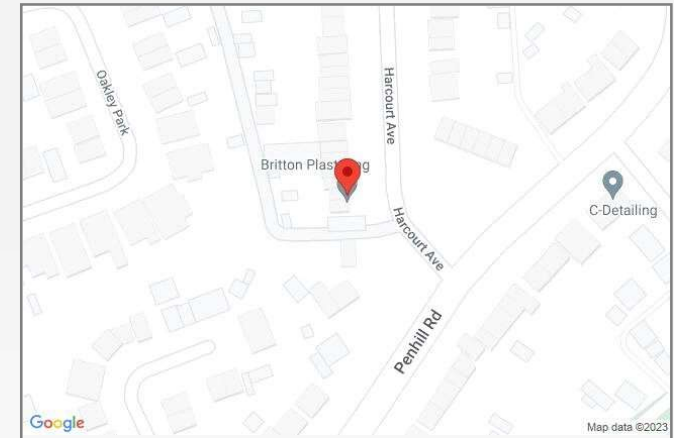






## Property Location

Harcourt Avenue, Sidcup, Kent, DA15 9LW



## 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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