



Sycamore Avenue | Sidcup, DA15 8PL



Guide Price £500,000 to £525,000 Freehold

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Sycamore Avenue, Sidcup

Offered to the market chain free is this extended four bedroom family home with loft conversion. Located just moments from popular schools and Blackfen's shops and restaurants.

Property Features

- Council Tax: D
- EPC Rating: C
- 13ft Lounge
- 12ft Dining Area
- 14ft Modern Fitted Kitchen
- Ground Floor WC
- Ensuite Shower Room
- Family Bathroom
- 17ft Garage and Off Street Parking



Interior

Entrance Porch: Double glazed door to front.

Entrance Hall: Door to front. Wood style laminate flooring.

Lounge: 3.96m x 2.77m (13" x 9'1") Double glazed window to front. Wood style laminate flooring.

Dining Area: 3.68m x 3.25m (12'1" x 10'8") Wood style laminate flooring. Open to lounge and kitchen.

Ground Floor Cloakroom/WC: Fitted with a low level WC and a wash hand basin. Vinyl flooring.

Kitchen: 4.27m x 3.07m (14" x 10'1") Fitted with a range of modern wall and base units with complementary work surfaces. Integrated oven and hob with filter hood. Double glazed window and door to rear.

Landing: Carpet as fitted. Stairs to loft conversion.

Bedroom 2: 4.3m x 2.74m (14'1" x 9') Double glazed window to front. Carpet as fitted.

Bedroom 3: 2.97m x 2.82m (9'9" x 9'3") Double glazed window to rear. Carpet as fitted.

Bedroom 4: 2.3m x 1.75m (7'7" x 5'9") Double glazed window to front. Carpet as fitted.

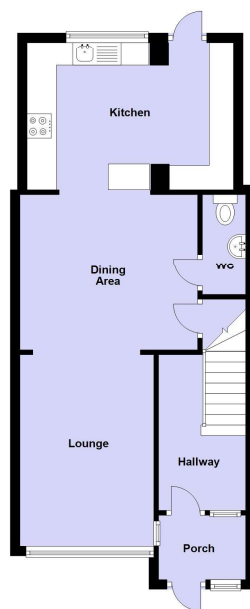
Bathroom: Fitted with a white three piece suite comprising of a low level WC, wash hand basin and a 'P' shaped panelled bath with shower over and glass shower screen. Tiled flooring. Double glazed window to rear.

Loft Conversion:

Bedroom 1: 4.75m x 3.1m (15'7" x 10'2") At widest points. Carpet as fitted. Double glazed velux window to rear.

En-Suite Bathroom: Fitted with a three piece suite comprising of a low level WC, vanity wash hand basin and a walk-in shower cubicle. Tiled flooring, Tiled walls. Double glazed window to rear. Chrome style heated towel rail.

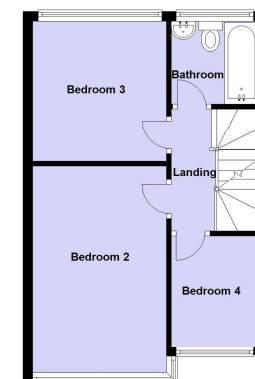
Ground Floor



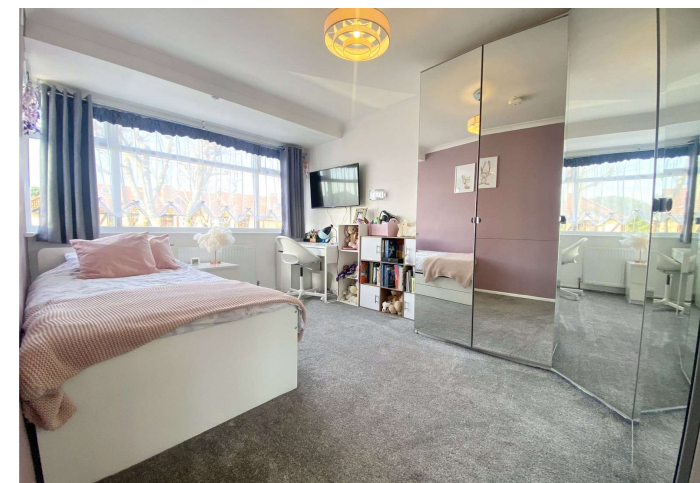
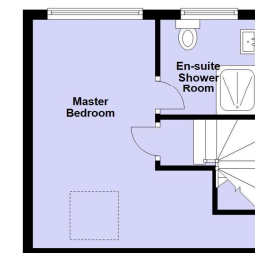
Garage

For Illustration Only
Plan produced using PlanUp.

First Floor



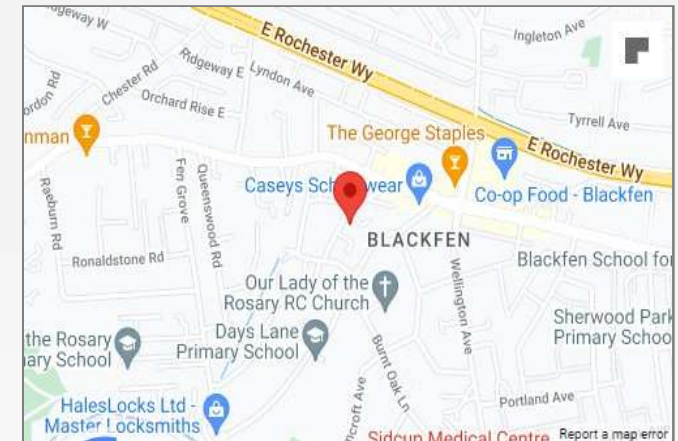
Second Floor





Property Location

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Exterior

Garden: Approx. 35ft. Mainly laid to lawn with small patio area and a decking area to the rear.

Garage: 5.38m x 4.4m (17'8" x 14'5") Electric roller door (access is subject to legal verification)

Driveway: Block paved to front.

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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