



Church Avenue

Sidcup, DA14 6BU

A beautiful large 4 bedroom Edwardian detached house located in a highly desirable "no through road". This extremely well presented brick fronted house offers great space and character throughout and would make a fantastic family home. It is located on the doorstep of Sidcup High Street and offers access to some highly desirable schools as well as Sidcup train station. *CHAIN FREE*

Main Features

- Large 4 bedroom Edwardian detached house
- Highly desirable
- Character and space throughout
- Well presented throughout
- Chain Free

FULL DESCRIPTION

We are pleased to offer to the market this 4 bedroom detached Edwardian house which offers so much character and space throughout and is presented in excellent condition. This has been the owners' family home for many years and is offered to the market chain free. The property sits in a "no through road" just a short walk from Sidcup High Street as well as giving access to some highly sought after schools and Sidcup train station.

The house is brick fronted and briefly comprises: An impressive entrance door and entrance hall showing off immediately the property's character, large bay fronted lounge with feature

fireplace, dining room, conservatory, large 22'4 x 11'3 kitchen/diner ideal for a family which overlooks the rear garden and has a small separate utility cupboard and modern downstairs shower room. To the first floor landing is the master bedroom with fitted wardrobes, three further bedrooms, family bathroom and a separate w.c.

Externally there is a well maintained rear garden which features a lovely walled courtyard area as you first step out, along with a lawned area and a great summerhouse/studio. To the front there is off street parking for three cars and garage/workshop.

This is a beautiful Edwardian house which would make a fantastic family home. It is offered chain free and internal viewing comes highly recommended

Entrance hall

Lounge

18' 6" x 13' 2" (5.64m x 4.01m)

Dining room

14' 0" x 13' 1" (4.27m x 3.99m)

Kitchen/diner

22' 4" x 11' 3" (6.81m x 3.43m)

Conservatory

19' 9" x 12' 4" (6.02m x 3.76m)

Downstairs shower room

7' 8" x 3' 9" (2.34m x 1.14m)

First floor landing

Bedroom one

15' 0" x 13' 1" (4.57m x 3.99m)

Bedroom two

14' 0" x 13' 2" (4.27m x 4.01m)

Bedroom three

14' 5" x 11' 1" (4.39m x 3.38m)

Bedroom four

11' 3" x 9' 2" (3.43m x 2.79m)



Bathroom

7' 0" x 6' 9" (2.13m x 2.06m)

Separate w.c.

5' 2" x 4' 0" (1.57m x 1.22m)

Outside

Off street parking to the front for three cars and garage/workshop.

Well maintained rear garden with a lovely walled courtyard area and summerhouse/studio.

Additional Information

Council Tax Band F £2,647 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 37

Potential EPC Rating 69

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.
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