

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	59	(55-68) D	59
(39-54) E		(39-54) E	52
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Ground Floor



First Floor



For Illustrative Purposes Only
Not To Scale.
Plan produced using PlanUp.



Old Farm Avenue, Sidcup, Kent, DA15 8AL

THREE BEDROOMS | GARAGE & DRIVEWAY | TWO RECEPTIONS | 90' REAR GARDEN (APPROX)
CHAIN FREE | DOUBLE GLAZING | GAS CENTRAL HEATING | CLOSE TO SIDCUP TRAIN STATION

Offers In Excess Of: £380,000

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DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.
All measurements are approximate



Old Farm Avenue, Sidcup, Kent, DA15 8AL

Hunters are delighted to offer this Lovely Three Bedroom End of Terrace House situated ideally for access to Sidcup Train Station, Primary and Secondary Schools, Colleges, local shops and other amenities. The property on offer comprises Entrance Hall, Lounge, Dining Room, Kitchen, Landing, Three Bedrooms and a Family Bathroom. Externally the property boasts a 90' Rear Garden (approx), Off Road Parking to front and a Garage via access road. Additional benefits to note include Double Glazing, Gas Central Heating and the property is offered CHAIN FREE!

VIEWINGS - SATURDAY 19TH DECEMBER - BY APPOINTMENT ONLY

Call Now To Arrange Your Viewing - 020 8301 5511

ENTRANCE HALL

2.03m (6' 8") x 2.08m (6' 10")

Laminate flooring. Door to front. Frosted double glazed panelled window to front. Plain covered ceiling.

RECEPTION 1

4.67m (15' 4") x 3.18m (10' 5") extending to 3.86m (12' 8")

Laminate flooring. Two double glazed windows to front. Two Radiators. TV Aerial point. Plain covered ceiling. Recessed spotlights. Stair case. Under stairs storage cupboard. Door to dining room.

RECEPTION 2

3.30m (10' 10") x 4.67m (15' 4")

Laminate flooring. Double glazed window to rear. Double glazed door to garden. Radiator. TV Aerial point. Under stairs storage cupboard. Door way to kitchen. Plain covered ceiling. Recessed spotlights.

KITCHEN

4.14m (13' 7") x 2.01m (6' 7")

Vinyl floor. Double glazed window to rear. Radiator. Matching range of wall and base units with work top over. Local tiling. Telephone power point. One and a half bowl sink unit with mixer tap and drainer. Boiler. Spaces for fridge freezer, range cooker, dishwasher and washing machine. Extractor fan hood. Suspended ceiling.

LANDING

Carpet. Access to loft. Storage cupboard. Plain covered ceiling. Recessed spotlights.

MASTER BEDROOM

4.29m (14' 1") x 2.79m (9' 2")

Carpet. Double glazed half bay window to front. Radiator. Plain covered ceiling

BEDROOM 2

3.02m (9' 11") x 2.87m (9' 5")

Laminate flooring. Double glazed window to rear. Radiator. Textured covered ceiling. Picture rail.

BEDROOM 3

2.26m (7' 5") x 1.78m (5' 10")

Laminate flooring. Double glazed window to front. Radiator. Textured covered ceiling.

BATHROOM

1.73m (5' 8") x 1.70m (5' 7")

Tiled flooring. Frosted double glazed window to rear. Low level WC. Pedestal wash hand basin with mixer tap.

Panelled bath with mixer tap and electric power shower over with glass swivel shower screen. Fully tiled walls. Textured covered ceiling.

GARDEN

Approx 27.43m (90' 0")

Mainly laid to lawn. Decked area. Various plants, shrubs and trees. Side access. Outside tap. Free standing timber shed.

GARAGE

(9'11 x 19' Approx.) Concrete base. Up and over door. Lighting. Door to garden.

OPENING HOURS

Monday - Friday: 09:00 - 18:00

Saturday: 09:00 - 17:30

Sunday: 10:00 - 16:00

