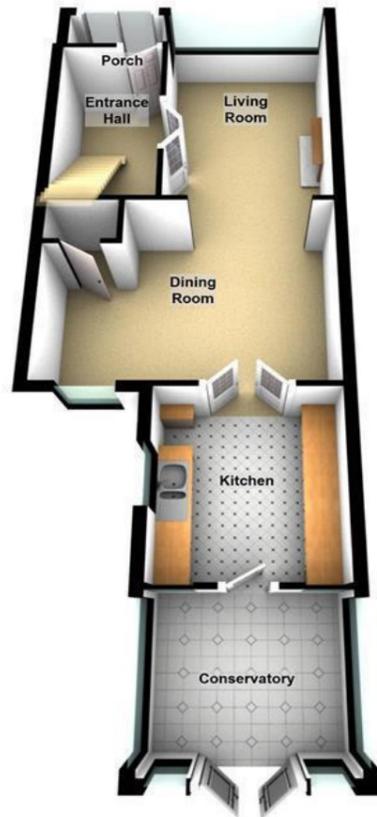


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)	57	D (55-68)	59
E (39-54)		E (39-54)	51
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
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



Sycamore Avenue, Sidcup, Kent, DA15 8PL

THREE BEDROOMS | CONSERVATORY | THROUGH LOUNGE | OFF ROAD PARKING
GARAGE TO REAR | CHAIN FREE | UPSTAIRS BATHROOM | KITCHEN

GUIDE PRICE: £315,000 - £330,000

Hunters 265 Westwood Lane, Blackfen, Sidcup, DA15 9PS | 0208 301 5511
blackfen@huntersnet.co.uk | www.huntersnet.co.uk

VAT Reg. No 578 0760 11 | Registered No: 08714147 | Registered Office: 265 Westwood Lane, Blackfen, DA15 9PS
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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



**Sycamore Avenue, Sidcup, Kent,
DA15 8PL**

Guide Price £315,000 - £330,000

Hunters are delighted to offer for sale this CHAIN FREE Three Bedroom Mid Terraced Family Home situated ideally for access to Blackfen High Street, Primary and Secondary Schools, Transport Links and other local amenities. The accommodation on offer comprises Porch, Entrance Hall, 'L-Shaped' Through Lounge, Kitchen, Conservatory, Landing, Three Bedrooms and Family Bathroom. Externally the property offers Off Road Parking to front, Rear Garden and Garage via rear access road. Additional benefits to note include Gas Central Heating, Double Glazing and much more!

ENTRANCE PORCH

Tiled floor, double glazed sliding door to front.

ENTRANCE HALL

Wood laminate floor, stairs to first floor, radiator, coved ceiling, double glazed window to front,

RECEPTION ROOM 1

3.91m (12' 10") X 2.74m (9' 0")

Wooden laminate floor, coved ceiling, double glazed bay window to front, radiator, gas fire.

RECEPTION ROOM 2

4.60m (15' 1") X 3.33m (10' 11")

Wooden laminate floor, coved ceiling double glazed window to rear, under stairs storage cupboard.

CONSERVATORY

2.90m (9' 6") X 2.39m (7' 10")

Tiled floor, double glazed window to side and rear. Double glazed door to rear,

KITCHEN

2.97m (9' 9") X 2.77m (9' 1")

Tiled floor, range of wall and base units with work surface over, plumbed for washing machine, one and half bowl sink unit, space for fridge and freezer, space for washing machine.

LANDING

Carpet, coved ceiling, access to loft.

BEDROOM 1

4.19m (13' 9") X 9"

Wooden laminate floor, coved ceiling, double glazed window bay window to front, radiator.

BEDROOM 2

3.00m (9' 10") X 2.79m (9' 2")

Wooden laminate floor, coved ceiling, built in storage cupboard housing hot water tank,

BEDROOM 3

2.16m (7' 1") X 1.73m (5' 8")

Wooden laminate floor, double glazed window to front, coved ceiling, radiator, built in storage cupboard.

BATHROOM

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

Frosted double glazed window to rear, vinyl tiled floor, tiled walls, pedestal wash basin, low level W.C, radiator, panelled bath with mixer taps and shower attachment.

GARDEN

45ft Approx

Laid to lawn, patio area, outside tap.

GARAGE

4.57m (15' 0")10 X 2.51m (8' 3")

Via access road, power and light, up and over door.

OPENING HOURS

Monday - Friday: 09:00 - 18:00

Saturday: 09:00 - 17:30

Sunday: 10:00 - 16:00

