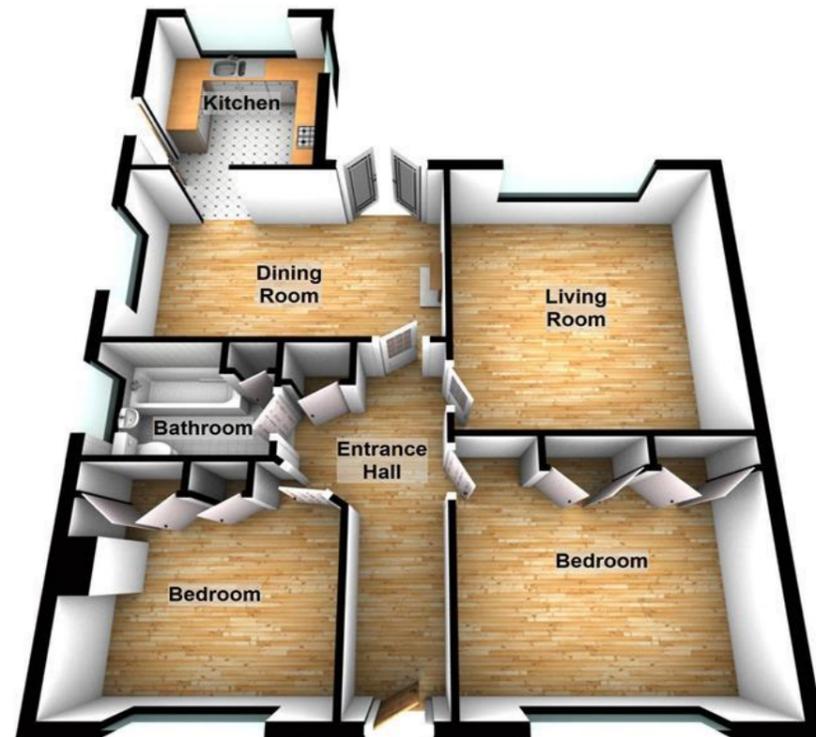


«EpcGraph»

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



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



Woodlands Avenue, Sidcup, Kent, DA15 8HB

Two Bedrooms | Two Reception Rooms | Semi-Detached Bungalow | Off Road Parking |
Tree Lined Road | Kitchen | Family Bathroom | Rear Garden

Asking Price: £425,000

Hunters 265 Westwood Lane, Blackfen, Sidcup, DA15 9PS | 0208 301 5511
blackfen@hunters.com | www.hunters.com

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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.



Woodlands Avenue, Sidcup, Kent, DA15 8HB

Situated on this popular tree lined road in Sidcup, we are pleased to present this two/three bedroom semi-detached bungalow. The property comprises of Entrance Hall, Living Room, Dining Room, Kitchen, Two Bedrooms, Family Bathroom, Rear Garden. Benefits include double glazing throughout, gas central heating and off road parking. The property is close to local amenities, schools and transport links.

Call us to arrange your viewing - 020 8301 5511

ENTRANCE HALL

Double glazed door to front, laminate flooring, radiator, loft access, storage cupboard housing meters.

LIVING ROOM

4.42m (14' 6") x 3.35m (11' 0")

Double glazed window to rear, carpet, radiator, coved ceiling.

DINING ROOM

4.88m (16' 0") x 3.28m (10' 9")

Double glazed window to side, double glazed door to rear, laminate flooring, radiator, coved ceiling, feature fireplace.

KITCHEN

3.23m (10' 7") x 2.57m (8' 5")

Double glazed window to side and rear, frosted double glazed door to side, range of wall and base units, double oven, hob, stainless steel sink unit, integrated dishwasher, plumbed for washing machine, space for fridge/freezer, part tiled walls, vinyl flooring.

BEDROOM ONE

3.96m (13' 0") x 3.35m (11' 0")

Double glazed window to front, laminate flooring, radiator, coved ceiling, fitted wardrobe.

BEDROOM TWO

3.48m (11' 5") x 3.28m (10' 9")

Double glazed window to front, laminate flooring, radiator, fitted wardrobe.

FAMILY BATHROOM

Frosted double glazed window to side, panelled bath with electric shower over, low level wc, wash basin, radiator, part tiled walls, cupboard housing boiler.

REAR GARDEN

Approx 24.38m (80' 0")

Paved patio area, mainly laid to lawn, outside tap, variety of shrubs and plants, cherry tree.

FRONT GARDEN

Paved drive with off road parking.

OPENING HOURS

Monday - Thursday: 8:30 am - 6:30 pm

Friday: 8:30 am - 6 pm

Saturday: 9 am - 5 pm

Sunday: 10 am - 4 pm

FREE MARKET APPRAISAL

If you are thinking of selling or letting your home, Hunters would be pleased to provide free, no obligation sales, letting and marketing advice. Even if your home is outside our area, we can arrange a Market Appraisal through our national network of branches.

