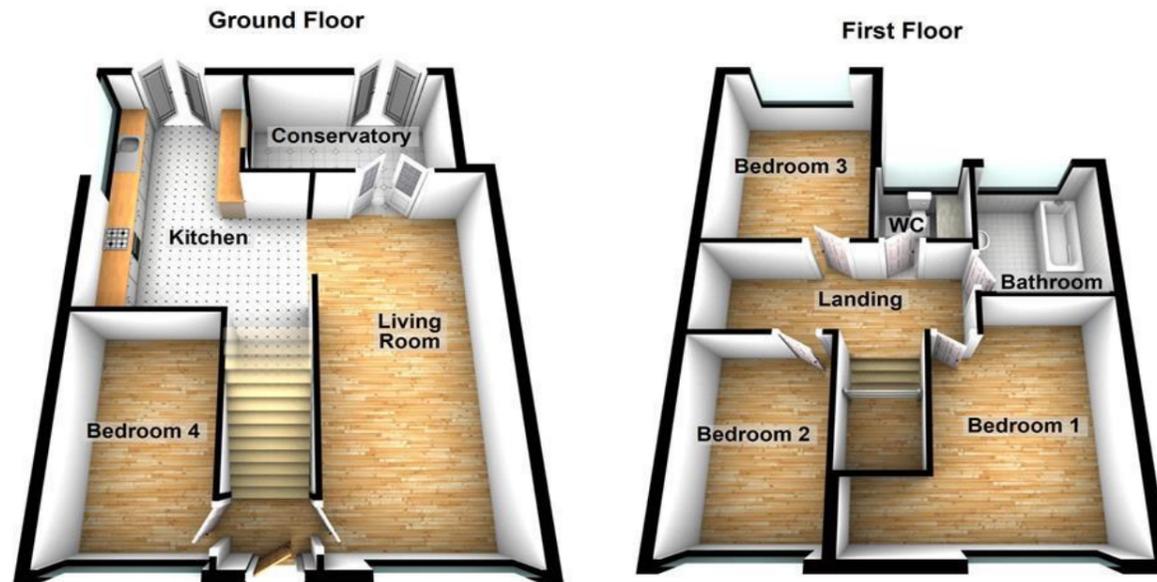


«EpcGraph»

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.



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

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

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



Harcourt Avenue, Sidcup, Kent, DA15 9LW

Four Double Bedroom End Of Terrace | Within Catchment Area for Local Primary and Secondary Schools | Off Road Parking | Extended Kitchen | Gas Central Heating and Double Glazing | No Onward Chain | Large Rear Garden | Bright Conservatory

Offers In Region Of: £410,000



Harcourt Avenue, Sidcup, Kent, DA15 9LW

Offered with no onward chain we are delighted to bring to the market as sole agents this four double bedroom extended end of terrace home. The property comprises to the ground floor entrance hall, living room, large extended kitchen, conservatory and bedroom four. The first floor includes three double bedrooms, family bathroom and a large separate toilet plumbed for a washing machine. Additional benefits to note include gas central heating, double glazing, off road parking and a large rear garden. To arrange an internal viewing please contact us on 020 8301 5511.

LIVING ROOM

6.91m (22' 8") X 3.00m (9' 10")

Double glazed window to front, Double glazed window and door to rear, radiator, under stairs cupboard and carpet.

KITCHEN

5.18m (17' 0") X 2.44m (8' 0")

Double glazed patio door to rear, double glazed window to side, wall tiling, range of wall and base units, stainless steel sink, electric oven, gas hob, space for washing machine, space for fridge freezer and vinyl flooring.

CONSERVATORY

3.78m (12' 5") X 2.57m (8' 5")

Double glazed patio door to rear.

BEDROOM FOUR

4.04m (13' 3") X 2.41m (7' 11")

Double glazed window to front, wash hand basin with vanity case and carpet.

LANDING

3.05m (10' 0") X 0.79m (2' 7")

Loft access and carpet.

BEDROOM ONE

4.14m (13' 7") X 3.02m (9' 11")

Double glazed window to front, fitted wardrobes, radiator and carpet.

BEDROOM TWO

4.01m (13' 2") X 2.41m (7' 11")

Double glazed window to rear, fitted wardrobes, radiator and carpet.

BEDROOM THREE

3.53m (11' 7") X 2.41m (7' 11")

Double glazed window to front, fitted wardrobes, radiator and carpet.

BATHROOM

2.59m (8' 6") X 2.24m (7' 4")

Double glazed frosted window to rear, wash hand basin with vanity case, wall tiling and vinyl flooring.

SEPARATE WC

1.68m (5' 6") X 1.52m (5' 0")

Double glazed frosted window to rear, low level WC and wall and floor tiling.

GARDEN

Laid to lawn and a fish pond.

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

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

