



Total area: approx. 110.7 sq. metres (1191.2 sq. feet)



34 York Avenue | Sidcup | DA15

Offers in excess of £570,000 Freehold

- Extended family home
- 4 spacious bedrooms
- Kitchen/breakfasting room
- Secluded sunny garden
- Quiet yet convenient location
- Through lounge/diner
- 2 shower rooms
- Off street for several cars



AN EXTENDED SPACIOUS FAMILY SIZED HOME IN A PRIME LOCATION. Situated in a tranquil residential tree lined road yet within 12 minutes' walk to local shops and services as well as Sidcup Station with its great service into London. The local schools are also within easy walking distance and also rate high with Ofsted grading. The property benefits from a double story side extension which provides spacious accommodation for a growing family. In our opinion the property offers further potential for extension and/or reconfiguration subject to planning consents. Currently the ground floor offers a very spacious through lounge/diner, a good sized kitchen/breakfasting room. The first floor provides 4 excellent sized bedrooms and 2 shower rooms. There are has heaters throughout the house. The rear garden is secluded and with sunny aspect and ideal sized for a family. The property also provides paved off street parking with ample space for 3 cars. This home requires updating however it is very competitively priced which we believe will attract much attention and we therefore recommend your earliest attention NO ONWARD CHAIN.

Offers in excess of £570,000 Freehold



34 York Avenue, Sidcup, DA15



Entrance hall

Double glazed security resin front door, staircase to first floor with storage cupboard under including a Harvey's Water Softener System..

Through lounge/dining room

26'8" x 14'12" (8.12m x 4.57m max)
Double glazed bay window to front and double glazed patio door to the rear garden, carpets.

Kitchen/breakfasting room

20'4" x 9'11" (6.21m x 3.02m)
Double glazed windows to the front and back, stainless steel sink, a range of cupboards, space for cooker, ample space for table and chairs.

Conservatory

Small wooden conservatory with plumbing for washing machine and drier.

Landing

Leading to all accommodation, carpets.

Bedroom 1

13'1" x 8'11" (3.99m x 2.73m)
Double glazed bay window to front, built in double wardrobes. carpets.

Bedroom 2

13'3" x 8'4" (4.04m x 2.54m)
Double glazed window to rear, carpets, built in wardrobe and airing cupboard..

Bedroom 3

9'5" x 5'11" (2.86m x 1.80m)
Double glazed window to the rear, carpets

Bedroom 4

14'10" x 9'11" (4.52m x 3.02m max)
Double glazed window to front, carpets.

Shower room

7'7" x 5'3" (2.30m x 1.61m)
Frosted window to the rear, shower cubicle, WC and wash hand basin.

Shower room

5'7" x 5'5" (1.70m x 1.65m)
Double glazed frosted window to the front, shower cubicle with electric shower, wash hand basin and WC.

Rear garden

Sunny aspect garden well stocked with mature plants and shrubs, trees and flower beds, patio area, oriental plants, side access via gate, wooden shed.

Front garden @ driveway

Flower bed, mainly paved for private parking for 2-3 cars.

Kenton

