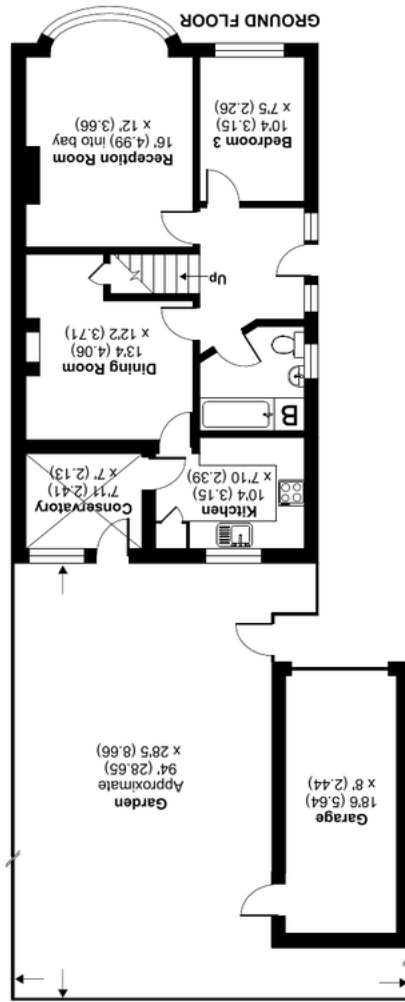
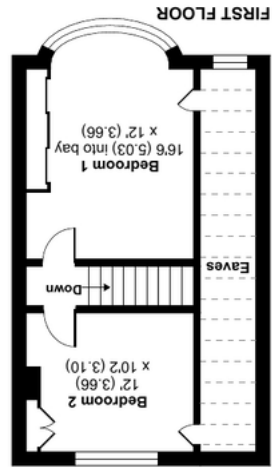


Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nkdccom 2024.
 Produced for Drewery. REF: 1097145



Denotes restricted head height



Approximate Area = 1073 sq ft / 99.7 sq m
 Limited Use Area = 110 sq ft / 10.2 sq m
 Garage = 148 sq ft / 13.7 sq m
 Total = 1331 sq ft / 123.6 sq m

For identification only - Not to scale

Marlborough Park Avenue, Sidcup, DA15



Marlborough Park Ave

Sidcup, DA15 9DL

A highly sought after 3 bedroom semi detached chalet house located in Marlborough Park Avenue. This sought after house offers fantastic potential to extend (STPP) and is offered *CHAIN FREE*

Main Features

- 3 bedroom unextended semi detached house
- Chain Free
- Potential to extend (STPP)
- Convenient for Sidcup station
- Close to local schools
- Two reception rooms
- Conservatory
- Off street parking to the front and detached garage
- Large rear garden

FULL DESCRIPTION

A highly sought after 3 bedroom semi detached chalet house that sits in the popular location of Marlborough Park Avenue and only a short walk to the local shops, parks, Sidcup station and some highly sought after schools.

The house would make a great family home and offers great potential to be extended into a 5 bedroom, 2 bathroom house. It currently comprises of: entrance hall, front lounge, a dining room that flows into the rear kitchen, conservatory, bedroom three and bathroom. The first floor features 2 large bedrooms and eaves/loft access.

Externally there is off street parking to the front, a garage and a beautiful large rear garden.

The property is offered chain free and your earliest viewing is encouraged.

Entrance hall

Lounge

16' 0" x 12' 0" (4.88m x 3.66m)

Dining room

13' 4" x 12' 2" (4.06m x 3.71m)

Kitchen

10' 4" x 7' 10" (3.15m x 2.39m)

Conservatory

7' 11" x 7' 0" (2.41m x 2.13m)

Bedroom three

10' 4" x 7' 5" (3.15m x 2.26m)

Bathroom

First floor landing

Bedroom one

16' 6" x 12' 0" (5.03m x 3.66m)

Bedroom two

12' 0" x 10' 2" (3.66m x 3.1m)

Outside

Large rear garden approximately 94' x 28'5" (28.65m x 8.66m)

Off street parking to the front and detached garage.



Additional Information

Council Tax Band E £2,491 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 36

Potential EPC Rating 69

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.
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