

Beverley Avenue, Sidcup, DA15
 Approximate Area = 801 sq ft / 74.4 sq m
 Limited Use Area(s) = 34 sq ft / 3.1 sq m
 Garage = 245 sq ft / 22.7 sq m
 Total = 1080 sq ft / 100.2 sq m
 For identification only - Not to scale



Beverley Avenue

Sidcup, DA15 8HF

A 3 bedroom terrace house that has been well presented throughout and benefits from a great loft conversion. It sits in a popular road that offers easy access to local shops, Sidcup train station and some sought after schools. This would make a great family home and internal viewing comes highly recommended.

Main Features

- Extended 3 bedroom terraced house
- Loft conversion
- Extended rear kitchen/diner
- Parking to front and rear garage
- Easy access to station, local shops and schools
- Large front lounge
- Internal viewing recommended

FULL DESCRIPTION

A well presented and well extended 3 bedroom house that sits in a popular tree lined road. The property has been well extended to the rear and into the loft and we feel would make a great family home as it offers great space, is well presented and sits in a location that offers easy access to local shops, train station and some sought after schools.

The house briefly comprises of: A large front reception room, an extended rear kitchen leading out onto the garden, 2 bedrooms and family bathroom on the first floor and a further bedroom

in the loft area. Externally there is parking to the front and a lawned rear garden with garage and rear access.

This is a spacious family home in a great location. Internal viewing comes highly recommended.

Entrance hall

Lounge

18' 0" x 12' 11" (5.49m x 3.94m)

Kitchen

15' 11" x 11' 1" (4.85m x 3.38m)

First floor landing

Bedroom two

10' 8" x 9' 11" (3.25m x 3.02m)

Bedroom three

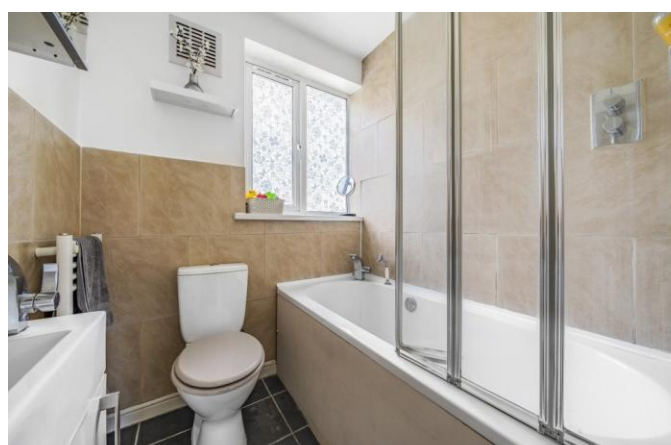
8' 5" x 6' 10" (2.57m x 2.08m)

Bathroom

Second floor landing

Bedroom one

14' 7" x 11' 4" (4.44m x 3.45m)



Outside

Rear garden approximately 47' x 13'
Off street parking to the front and garage to rear
20' x 12'3 with rear access.

Additional Information

Council Tax Band D £2,038 per annum.
Local authority Bexley London Borough Council
Current EPC Rating 71
Potential EPC Rating 86

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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