



Old Farm Avenue

Sidcup
DA15 8AD

Freehold

Modern 3 bedroom semi detached house
Gated development of just 2 properties built in 2013
Short walk to Sidcup station and shops
Convenient for sought after schools
Off street parking for 2 cars
Kitchen/diner
Master bedroom with ensuite





FULL DESCRIPTION

A modern 3 bedroom semi detached house that sits in this gated development of just 2 houses that were built in 2013. The property offers a well presented and spacious feel throughout and sits in such a fantastic location just a short walk to Sidcup train station, shops and some highly sought after schools including Burnt Oak Lane Primary and Chislehurst and Sidcup Grammar.

The property briefly comprises of: A private gated entrance, front door, entrance hall, a spacious front lounge, a rear kitchen/diner and downstairs cloakroom. The first floor features a master bedroom with en-suite, second double bedroom, a good sized third bedroom and a family bathroom.

Externally there is a lawned rear garden with sheltered patio seating area and to the front there is a small front garden and parking for 2 cars.

This is a real standout house that features an impressive gated entrance and all in such a central location and your earliest internal viewing comes highly recommended.



Directions

From our Sidcup office, proceed straight over into Old Farm Avenue and the property can be found on the left hand side. Closest Stations: Sidcup (0.21 mi) Albany Park (1.15 mi) New Eltham (1.20 mi) Closest Schools: Holy Trinity Lamorbey Church of England School (0.18 mi) Chislehurst and Sidcup Grammar School 0.38 mi)



Local Authority
Council Tax Band
EPC Rating

Bexley London Borough Council
E
C

Old Farm Avenue, Sidcup, DA15

Approximate Area = 1048 sq ft / 97.4 sq m
Outbuilding = 83 sq ft / 7.7 sq m
Total = 1131 sq ft / 105.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2024. Produced for Drewery. REF: 1220865

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.