



## Middleton Avenue

Sidcup

DA14 6JH

**Freehold**

Well presented 3 bedroom semi detached house  
Potential to extend (STPP)  
Rear garden with 2 patio seating areas and large log cabin  
Off street parking  
2 reception rooms and conservatory  
Short walk to Fooths Cray Meadows & High Street  
Easy access to transport links and M25





## FULL DESCRIPTION

Offered to the market is this deceptively spacious three-bedroom semi-detached home, set on a highly sought-after road. The property provides generous living accommodation and would make an excellent family home, ideally positioned close to popular primary and secondary grammar schools.

The location is exceptionally convenient-just a short walk from Fooths Cray Meadows, local shops, and transport links. Bus routes offer easy access to both Sidcup and New Eltham train stations, with direct services into Charing Cross and London Bridge, as well as further connections to Bluewater and the Elizabeth line. This makes the home perfectly suited for families and commuters alike.

The accommodation is well presented throughout and briefly comprises: an entrance hall, a lounge, a dining room with a charming open fireplace leading seamlessly into the rear kitchen, and a conservatory/utility area overlooking the garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property features a lawned rear garden with two patio seating areas and a large log cabin, along with off-street parking to the front.

Beautifully maintained and offering excellent space and scope to extend (STPP), this three-bedroom semi-detached home is situated in a highly desirable location. Early viewing is strongly recommended.

### Directions

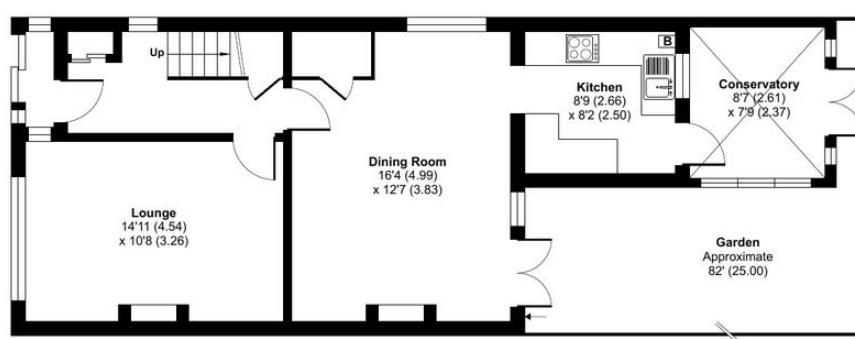
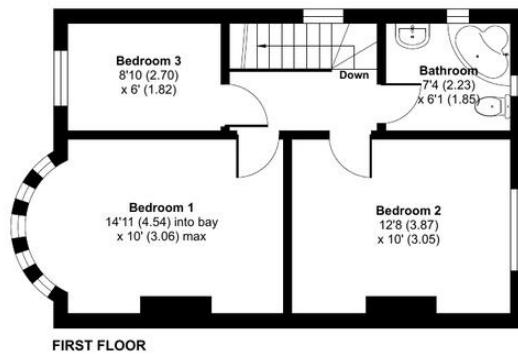
From our Sidcup Office turn left into Station Road and under the bridge. Proceed straight across at the traffic lights. At the next set of lights turn left into Sidcup High Street. Go straight across at the two roundabouts and the road will then become Sidcup Hill. The eighth turning on the right is Middleton Avenue. Closest Stations: Sidcup (1.10 mi) Albany Park (1.24 mi) St Mary Cray (1.72 mi) Closest Schools: Orchard Primary School (0.15 mi) St Peter Chanel Catholic Primary School (0.2 mi) Kemnal Technology College (0.52 mi)



**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Bexley London Borough Council

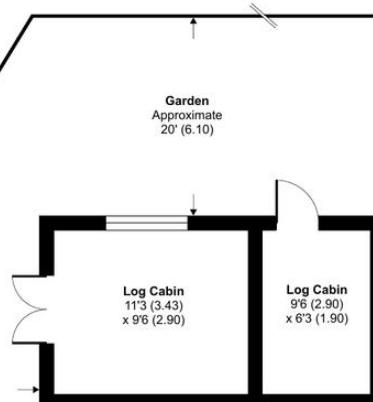
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## Middleton Avenue, Sidcup, DA14

Approximate Area = 1061 sq ft / 98.6 sq m  
Outbuildings = 166 sq ft / 15.4 sq m  
Total = 1227 sq ft / 114 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Drewery. REF:1365054

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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.

