

FREEHOLD



House - Semi-Detached (EPC Rating: D)

**74 MARLBOROUGH PARK AVENUE,
SIDCUP, DA15 9DU**

Offers over

£825,000

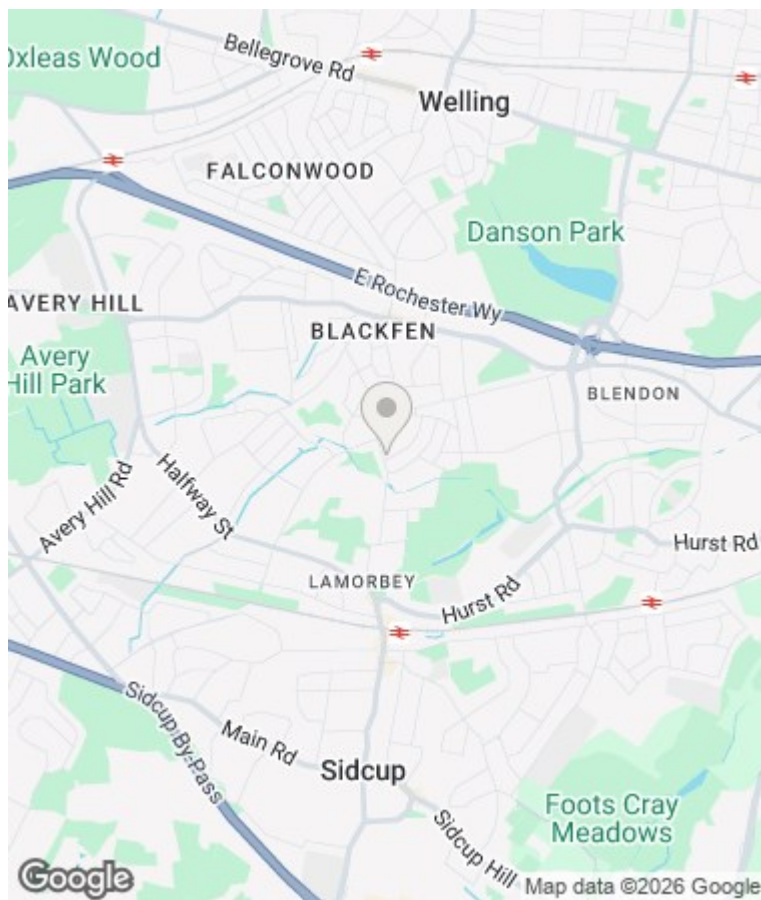
Westwood
PROPERTY SERVICES



5 Bedroom House - Semi-Detached located in Sidcup

Located on the highly desirable and much sought after Marlborough Park Avenue, Westwood Sidcup are proud to offer this much larger than average five bedroom semi-detached chalet style home. Having been thoughtfully extended by the current owners the layout now offers a fantastic amount of living space. The accommodation on offer comprises entrance hall, bay fronted living room to front, extended kitchen/dining/living area with a stunning fitted kitchen as well as under floor heating and bi-folding doors to garden, ground floor bathroom and ground floor fifth bedroom/study. To the first floor you will find four generously sized bedrooms and a family shower room. The main bedroom benefits from a vaulted ceiling with sky lights and en-suite shower room. The good size rear garden includes a detached garage, storage shed, play house, water feature and is mainly laid to lawn with mature plants and shrubs. Points of particular note include double glazing, gas central heating, front garden and a large driveway to front and side. Within close proximity to The Oval, well regarded schools and Sidcup train station, an internal viewing comes highly recommended.

Entrance Hall	Garden
Reception Room 16'3" x 12'2"	Garage 15'8" x 9'1"
Kitchen/ Living/ Dining Room 31'0" x 18'6"	Shed 11'9" x 8'2"
Downstairs Bedroom 7'11" x 10'8"	
Downstairs Bathroom	
Stairs to First Floor	
Bedroom One 24'10" x 11'0"	
En-suite	
Bedroom Two 13'6" x 11'8"	
Bedroom Three 11'9" x 10'9"	
Bedroom Four 13'3" x 8'3"	
Upstairs Family Bathroom	



SIDCUP | 2 CENTRAL PARADE SIDCUP, GREATER LONDON, DA15 7DH

Marlborough Park Avenue, DA15

Approximate Gross Internal Area = 157.8 sq m / 1699 sq ft

Garage Area = 13.3 sq m / 144 sq ft

Shed Area = 9.0 sq m / 97 sq ft

Total Area = 180.1 sq m / 1940 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

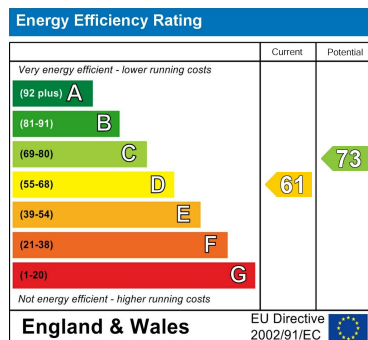
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Council Tax Band

E

Energy Performance Graph



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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 are advised to recheck the measurements.

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