

HUNTERS[®]

HERE TO GET *you* THERE



Braundton Avenue

Sidcup, DA15 8EN

Guide Price £850,000



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Entrance Hall

Double glazed UPVC front door, stairs to first floor, radiator and wooden flooring.

Living Room

17'8 x 13'5 (5.38m x 4.09m)

Double glazed leaded light window to front and side, cornice coving, picture rail, feature fireplace, radiator and carpet.

Dining Area

12'11 x 11'6 (3.94m x 3.51m)

Open plan to kitchen, log burner, coved ceiling, cupboard under the stairs, radiator and wooden flooring.

Kitchen

21'11 x 9'4 (6.68m x 2.84m)

Double glazed window to rear, velux window, double doors to conservatory, spot lights, range of wall and base units, one and a half bowl sink unit with mixer tap, range cooker, space for fridge/freezer, space for dish washer and l and floor tiling.

Conservatory

13'7 x 8'10 (4.14m x 2.69m)

Double glazed conservatory with double doors to rear garden, radiator and laminate flooring.

Ground Floor Fifth Bedroom

13'1 x 8'7 (3.99m x 2.62m)

Double glazed leaded light bay window to front, radiator and wooden flooring.

Ground Floor Shower Room

Double glazed frosted window to side, shower cubicle, low-level WC, wash hand basin, heated towel rail and wall and floor tiling.

Landing

Loft access, coved ceiling and carpet.

Bedroom One

14'6 x 13'5 (4.42m x 4.09m)

Double glazed leaded light bay window to front, coved ceiling, fitted wardrobes, radiator and carpet.

Bedroom Two

12'10 x 11'11 (3.91m x 3.63m)

Double glazed leaded light window to rear, coved ceiling, fitted wardrobes, radiator and wooden flooring.

Bedroom Three

14'9 x 8'6 (4.50m x 2.59m)

Double glazed leaded light bay window to front and side, radiator and carpet.

Bedroom Four

10'10 x 8'2 (3.30m x 2.49m)

Double glazed leaded light window to rear, coved ceiling, radiator and carpet.

Bathroom

Two double glazed leaded light window to side, shower cubicle, panelled corner bath tub with mixer tap, low-level WC, wash hand basin, heated towel rail and wall and floor tiling.

West Facing Rear Garden

Stunning "T" shaped rear garden which extends behind the neighbouring properties gardens, mainly laid to lawn, seating area, patio area, access to garage.

Garage

17'9 x 11'6 (5.41m x 3.51m)

Up and over door, power and lighting.

Summer House/Studio

21'2 x 10 (6.45m x 3.05m)

Double glazed windows, double doors, fitted storages, lighting and laminate flooring.

Front Driveway

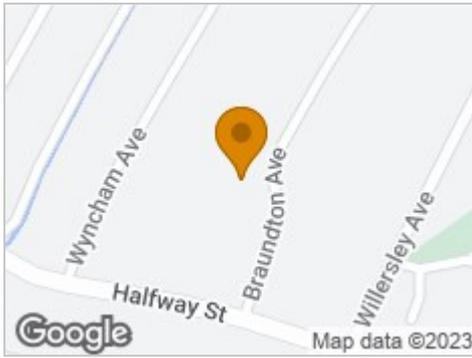
Block paved front driveway with parking for several cars.

Guide Price £850,000 - £875,000

It is with pleasure that we are offering for sale this outstanding Smith built five bedroom semi-detached family home on the sought after and desirable location of Braundton Avenue, Sidcup. The family home has been thoughtfully extended and well maintained by the current owners and in brief comprises entrance hall, large living room measuring 17'8 x 13'5, open plan kitchen/dining room with a log burner, double glazed conservatory, shower room and bedroom to the ground floor. To the first floor you will find four good sized double bedrooms and a four piece family bathroom suite. There is a large "T" shaped rear garden which extends to the rear of the neighbouring properties and is mainly laid to lawn with a patio area as well. Additional benefits to note include garage to the side, outside summerhouse, leaded light double glazing, gas central heating, driveway to front for several cars and no forward chain. An internal viewing really is a must to fully appreciate the wealth of accommodation that is on offer.



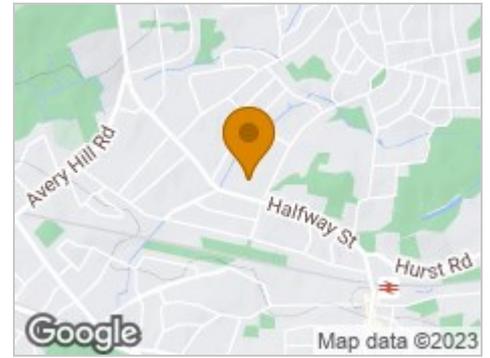
Road Map



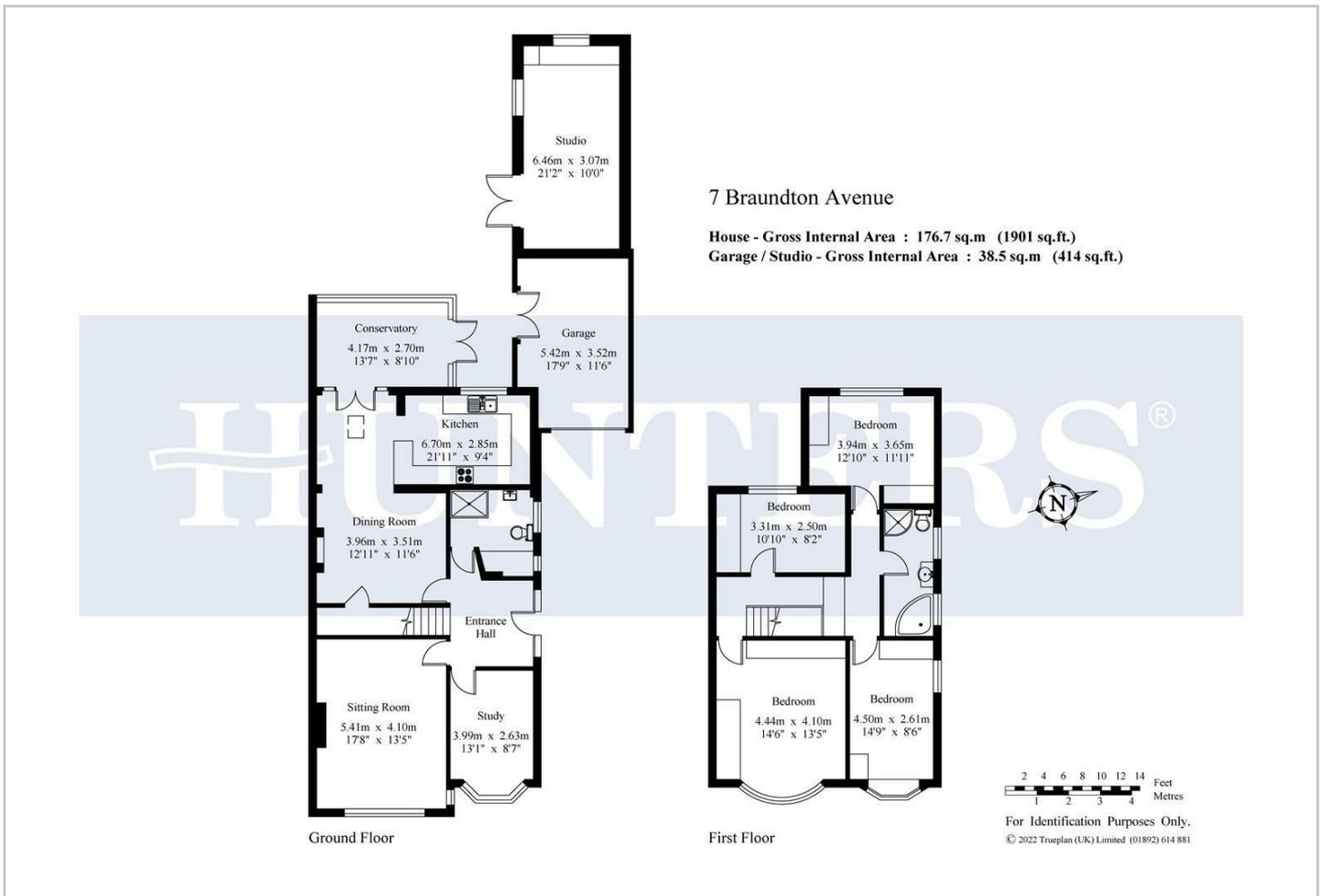
Hybrid Map



Terrain Map



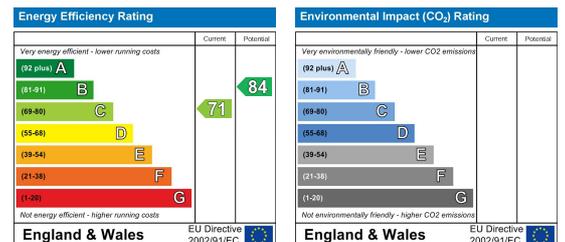
Floor Plan



Viewing

Please contact our Hunters Sidcup Office on 020 8301 5511 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.