John Savage

SIDCUP · DA15

FOR SALE

Harcourt Avenue

Sidcup, DA15 9LN

PRICE

£350,000

AT A GLANCE

Two bedrooms, one garden onto parkland

A modernised freehold terraced house on a quiet residential road, with an open-plan kitchen and dining space, a bright reception room, and a rear garden that backs directly onto open parkland.

2 BEDROOMS	**1** BATHROOM	**1** RECEPTION
Terraced PROPERTY TYPE	**Freehold** TENURE	**1479390** REFERENCE

THE PROPERTY

A modernised home that backs onto open parkland

The current owner bought the house in 2006, moving from Chatham to be closer to family in Swanley, drawn by a mix of convenience, green space and a settled community.

The rear garden is the stand-out feature. It backs onto open parkland, stays quiet through the day, and catches sun from early morning until late into the evening. Green space and walking routes are reachable straight from the doorstep, which suits dog owners in particular.

Inside, the house has been modernised throughout. The kitchen and dining area is open-plan, giving a single space for cooking, eating and sitting together, and it opens onto the garden. The reception room has a large bay window that keeps it bright through the year.

Upstairs, the principal bedroom has built-in wardrobes to both sides. The second bedroom sits at the rear of the house and is quiet enough to use as a study or home office.

The main work has already been done: a modern Howdens kitchen, replacement windows, an updated front door, new electrics with a replacement consumer unit, and a modern bathroom. Shops, cafes, schools and pubs are close by, and several train stations put central London within reach. As a freehold house rather than a flat, it suits first-time buyers who want a home without service charges or ground rent.

KEY FEATURES

- ✓ Two-bedroom freehold terraced house
- ✓ Rear garden backing directly onto open parkland
- ✓ Garden holds the sun from early morning to late evening
- ✓ Open-plan kitchen and dining space opening to the garden
- ✓ Reception room with a large bay window
- ✓ Principal bedroom with built-in wardrobes to both sides
- ✓ Quiet rear second bedroom, suited to a home office
- ✓ Modern Howdens kitchen, new bathroom and replacement windows
- ✓ New electrics with a replacement consumer unit
- ✓ Direct access to green space and walking routes
- ✓ Several train stations nearby for commuting
- ✓ Local shops, cafes, schools and pubs within easy reach

INSIDE

Open-plan reception & dining

Kitchen

Reception room

INSIDE & OUT

Bathroom

Second bedroom

Rear garden & patio

The parkland behind Harcourt Avenue

LOCATION

Harcourt Avenue, Sidcup

A quiet residential road where the houses back straight onto open parkland. It is a genuine community, with neighbours who know one another, and green space and walking routes begin at the doorstep.

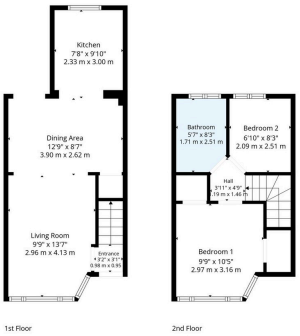
Green space
Open parkland directly behind the garden, with walking routes from the door.

Everyday amenities
Local shops, cafes, schools and pubs within easy reach.

Commuting
Several nearby train stations put central London within reach.

Community
A settled road with a strong sense of neighbourliness.

FLOORPLAN



Total: 616 sq. Ft, 57 m2
1st Floor: 346 sq. Ft, 32 M2, 2nd Floor: 270 sq. Ft, 25 m2
Excluded Areas: Walls: 81 sq. Ft, 7 m2

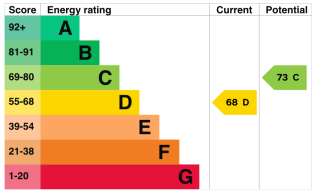
Floor Plan Created By Markeb Media. Measurements Deemed Highly Reliable But Not Guaranteed.

EPC

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



Energy efficiency chart

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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Estate agency, but without the bullsh*t

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These particulars are a general guide only and do not form part of any contract. Measurements, floorplans and photographs are for guidance and should not be relied upon. Viewing is strictly by appointment.

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