



THE  
HOMES  
GROUP



Oaklands Avenue, Sidcup, DA15 8NB  
Guide Price £650,000 - £680,000



Guide Price £650,000 - £680,000 The Homes Group are delighted to offer to the market this beautifully presented four bedroom semi-detached family home backing onto parkland and is located in a sought after road in Sidcup. The property has plenty of off road parking to the front and a good size garden to the rear with a large log cabin/summerhouse. From the entrance hall there is a separate lounge and doorways into the sitting room and 37'9" x 7'4" Kitchen/diner. Through both the sitting room and kitchen is the living room which has two sets of double doors that open out on to the patio area. There is also a cloakroom with utility area to the ground floor too. From the gallery style landing there are the four double bedrooms and family bathroom. There is a en-suite bathroom with separate shower cubicle and a free-standing roll top bath.

**Entrance Hall**

**Lounge**  
13'1" x 11'9" into bay (3.99m x 3.58m into bay)

**Sitting Room**  
11'3" x 9'9" extending to 12'10" (3.435 x 2.984 extending to 3.934)

**Living Room**  
16'8" x 10'9" extending to 14'5" (5.092 x 3.301 extending to 4.401)

**Kitchen/Diner**  
37'9" x 7'4" (11.51m x 2.24m)

**Utility/Cloakroom**

**Landing**

**Bedroom One**  
12'0" x 11'3" (3.675 x 3.430)

**En-Suite Bathroom**  
7'8" x 7'0" (2.345 x 2.153)

**Bedroom Two**  
11'10" x 12'8" (3.617 x 3.864)

**Bedroom Three**  
10'11" to wardrobes x 11'8" into bay (3.332 to wardrobes x 3.571 into bay )

**Bedroom Four**  
18'6" x 8'8" narrowing to 6'9" (5.661 x 2.660 narrowing to 2.058)

**Bathroom**  
6'6" x 5'4" (1.992 x 1.633)

**Rear Garden**

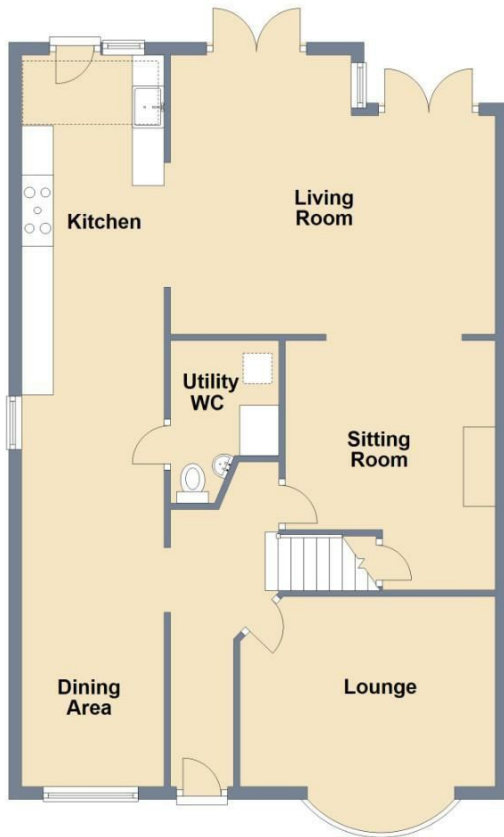
**Summerhouse**

**Front Garden**

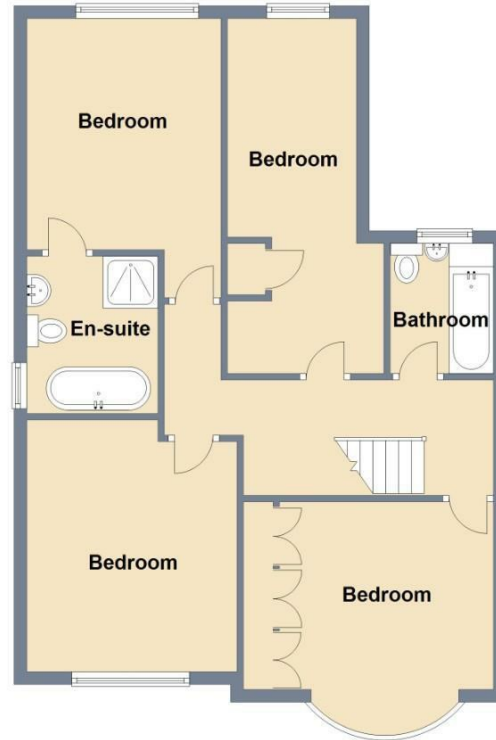




**Ground Floor**  
Approx. 83.9 sq. metres (903.3 sq. feet)



**First Floor**  
Approx. 69.4 sq. metres (747.3 sq. feet)



Total area: approx. 153.3 sq. metres (1650.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our The Homes Group Office on 01322 532 889 if you wish to arrange a viewing appointment for this property or require further information.

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