



Sherwood Park Avenue, Sidcup, DA15 9JL

**Asking Price £450,000**

Westmount Estates have pleasure in offering this THREE bedroom terraced home. Situated at the top end of the road close to shops and amenities. Internally the accommodation comprises of a lounge, fitted kitchen, downstairs

bathroom. To the first floor there are three bedrooms. The garden to the rear is well kept and private with a driveway to the front for multi vehicle parking. Situated close to an excellent schooling catchment for both primary and secondary schools, including Sherwood Park Primary, Days Lane Primary, Marlborough School, Burnt Oak Junior School, and a range of other highly regarded schools in the area. There are also a selection of popular open spaces including Marlborough Park, Penhill Park, Willersley Park. EPC tab. Bexley council tax band D.

## ENTRANCE

A UPVC double glazed door with a frosted glass insert to the entrance hall.

## ENTRANCE HALL



Stairs to the first floor, laminate flooring, radiator, centre light point.

## LOUNGE



A double glazed bay window to front, radiator, laminate flooring, recess shelving and bespoke storage cupboards below, four way centre spotlight.

## FITTED KITCHEN



A range of eye and base units, laminate work surface, tiled surround, built in oven, four ring hob, space for a free standing fridge freezer, single sink unit with mixer taps and drainer, double glazed window to rear, double glazed door for access to the garden, laminate flooring, plumbing for washing machine and dishwasher, breakfast bar area, wall mounted boiler, centre light point.

## BATHROOM



A three piece suite comprising panel enclosed bath with a fixed and detachable head power shower, vanity wash hand basin, low flush w/c, double glazed frosted window to rear, storage shelving.

## LANDING

A dog-leg staircase to the first floor, access to the loft via hatch, centre light point.

## BEDROOM ONE



Two double glazed windows to front, radiator, built in wardrobe, tiled fireplace, centre light point.

## BEDROOM TWO



A double glazed window to rear, radiator, centre light point.

## BEDROOM THREE



A double glazed window to rear, radiator, centre light point.

## REAR GARDEN

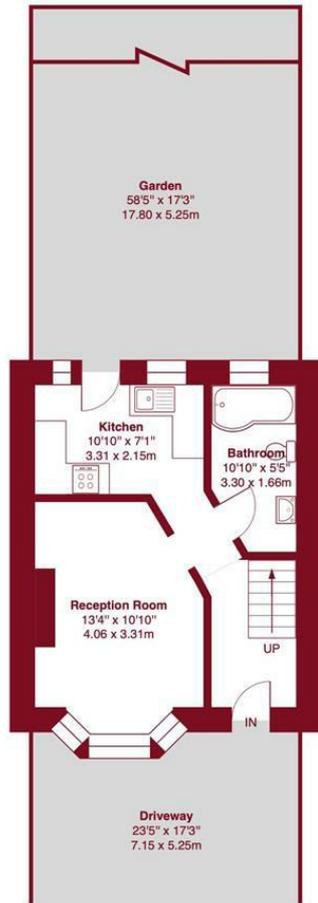


A large covered decking area, outside tap and lighting, steps to the main garden. Laid to lawn with a second paved patio area to the rear and gate for rear access.

## FRONTAGE

A driveway for multi vehicle parking.

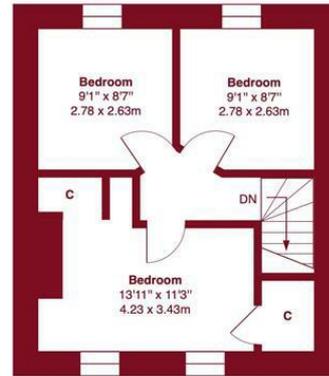
# Floor Plan



Ground Floor

Sherwood Park Ave, DA15

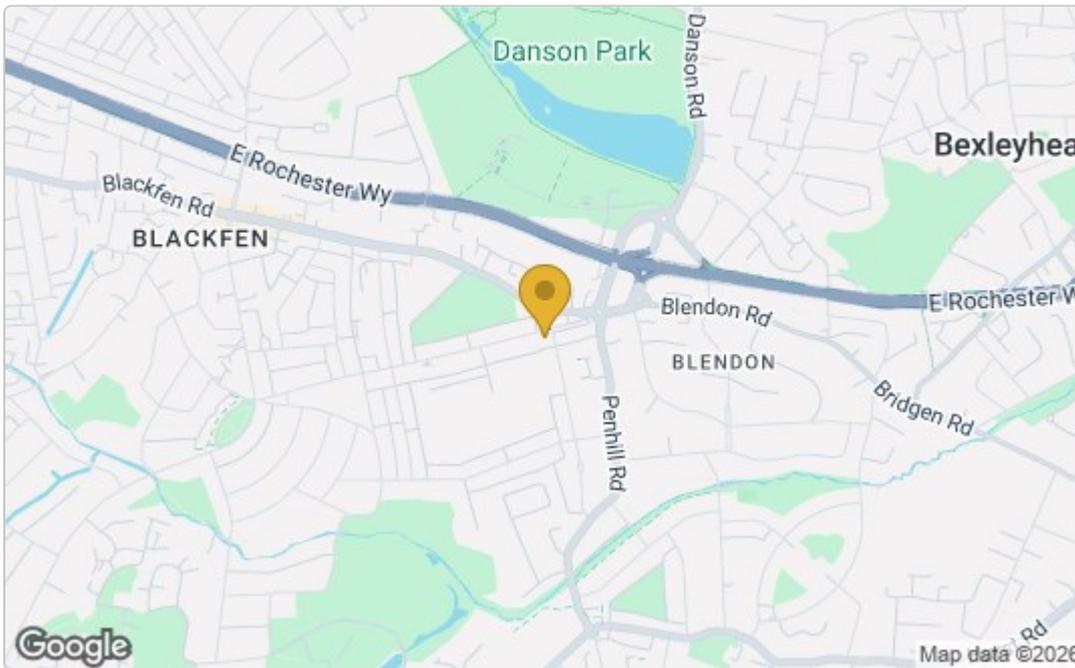
Approximate Gross Internal Area:  
 731 sq ft / 67.9 sq m



First Floor

This floor plan was produced using RICS measurements standards 2nd edition.  
 For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.  
 Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions,  
 shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.  
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## Area Map



## Energy Efficiency Graph

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>			
(55-68) <b>D</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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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