

# VILLAGE ESTATES

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**BAY FRONTED SEMI-DETACHED HOUSE**

**OPEN PLAN KITCHEN/DINER**

**OFF ROAD PARKING TO FRONT**

**FOUR BEDROOMS**

**SOUTH WEST FACING REAR GARDEN**

**WITHIN 'DULVERTON SCHOOL CATCHMENT'**



**32 Brooklands Avenue**  
Sidcup, DA15 7PJ

**Guide Price £550,000 - £575,000**

## Located within a popular location near to 'Dulverton Primary School', Village Estates are delighted to present to the market a four bedroom family home.

**ENTRANCE HALL** Double glazed composite door to front. Double glazed frosted window to front. Understairs storage cupboard housing gas and electric meters. Radiator. Coved ceiling. Downlighting. Solid wood flooring.

**CLOAKROOM** Low level W.C. Wall mounted wash hand basin. Extractor fan. Part tiled walls. Tiled floor.

**LOUNGE** 17' 4" x 9' 11" (5.28m x 3.02m) Double glazed bay window to front. Radiator. Ceiling rose. Coved ceiling. Carpet.

**KITCHEN/DINER** 24' 1" x 11' 2" (7.34m x 3.40m) Two double glazed windows to rear. Double glazed french doors to rear. Full range of wall, drawer and base units with granite work surfaces. Inset sink and drainer unit with mixer tap. Space for range cooker. Extractor hood. Integral fridge and dishwasher. Understairs storage cupboard. Two double radiators. Downlighting. Tiled floor.

**UTILITY ROOM** Space for tall fridge/freezer. Plumbed for washing machine and tumble dryer. Radiator. Extractor fan. Downlighting. Tiled floor.

**LANDING** Access to loft. Coved ceiling. Downlighting. Carpet.

**BEDROOM ONE** 16' 0" x 9' 8" (4.87m x 2.94m) Double glazed bay window to front with fitted venetian blinds. Radiator. fitted wardrobes. Ceiling rose. Carpet.

**BEDROOM TWO** 12' 8" x 11' 10" (3.86m x 3.60m) Two double glazed windows to front with fitted venetian blinds. Radiator. Coved ceiling. Picture rail. Carpet.

**BEDROOM THREE** 13' 0" x 9' 6" (3.96m x 2.89m) Double glazed window to rear with fitted venetian blinds. Radiator. Coved ceiling. Carpet.

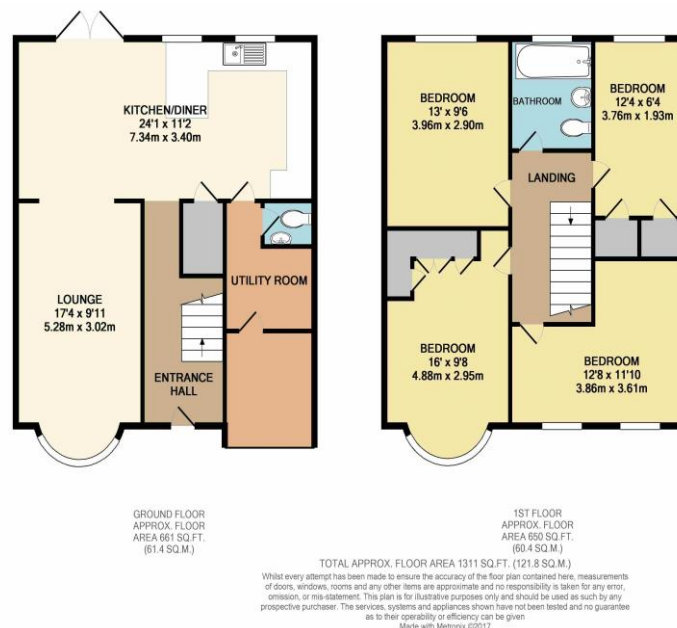
**BEDROOM FOUR** 12' 4" x 6' 4" (3.76m x 1.93m) Double glazed window to rear. Two built-in wardrobes. Radiator. Carpet.

**BATHROOM** Double glazed frosted window to rear. Panel bath with mixer tap and shower fitting. Low level W.C. Wash hand basin with mixer tap. Extractor fan. Chrome heated towel rail. Tiled walls and floor.

**GARDEN** 90ft south west facing. Mainly laid to lawn. Decked area. Fenced.

**GARAGE** 8' 10" x 8' 1" (2.69m x 2.46m) Integral with up and over door to front. Power and lighting.

**PARKING** Paved driveway for two to three cars.



### CURRENT ENERGY EFFICIENCY RATING 'D'

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.