



HOLLIES AVENUE

SIDCUP

£1,950

Hollies Avenue

SIDCUP

Anthony Martin are pleased to offer to the market this NEW BUILD Detached Chalet Bungalow located in the popular area of Sidcup.

Accommodation comprises of Entrance hall with oak stairs case leading to the first floor, Lounge, Kitchen / Breakfast Room, Utility Room and Ground Floor Cloakroom.

To the first floor you will discover Two Good Size Bedrooms and Bathroom.

Externally you have off road parking to the side for 1 to 2 vehicles with an electric car charging point plus additional parking for 2 vehicles to the front drive via dropped kerb, a rear garden with patio and lawn areas.

Benefits to note include - Under floor heating to the Ground floor, security cameras which are fully hard wired ready for internet access.

located near to shops and schools and good transport links.

As mentioned before this property is newly built to an outstanding standard with a 10 year warranty cover by Buildzone . so please call our office today to arrange a viewing.

SUMMARY OF ACCOMMODATION

Ground Floor

Hallway

Lounge/Diner

19'0 x 17'1 (5.79m x 5.21m)

Kitchen

14'0 x 9'11 (4.27m x 3.02m)

Utility Room

8'6 x 4'9 (2.59m x 1.45m)

W/c

First Floor

Landing

Bedroom One

15'9 x 9'10 (4.80m x 3.00m)

Bedroom Two

13'9 x 9'6 (4.19m x 2.90m)

Bathroom

7'11 x 5'11 (2.41m x 1.80m)

Front Garden

Rear Garden

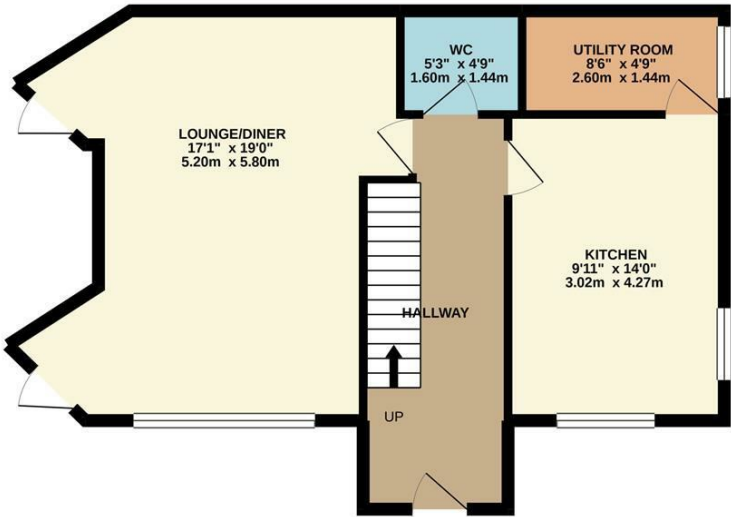
Off Street Parking

Hollies Avenue

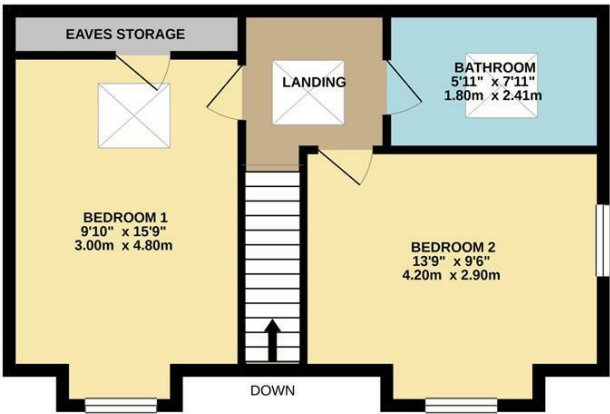
SIDCUP

APPROX. GROSS INTERNAL FLOOR AREA sq ft

GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

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



Hollies Avenue

SIDCUP



7 Bourne Road, Bexley, DA5 1LW

www.anthonymartin.co.uk www.rightmove.co.uk www.zoopla.co.uk www.primelocation.com

01322 47 99 33
bexley@anthonymartin.co.uk