



Total area: approx. 82.4 sq. metres (886.4 sq. feet)



Mount Culver Avenue | Footscray | DA14

£365,000

-  Semi-detached home
-  Popular & convenient location
-  Potential to extend STPP
-  3 bedrooms
-  Lounge
-  Dining room/kitchen
-  Ground floor bathroom
-  Jack & Gill toilet between 2 bedrooms



SEMI-DETACHED HOME REQUIRING MODERNISATION. This is an excellent home for a family looking to extend and upgrade the accommodation to their own taste. The property is located within easy reach of local shops and services nearby and Sidcup High Street is a short drive away. There are very well-regarded schools nearby too. The property has been in the same family for many decades and has been well maintained to good standards however it now requires remodelling. Many homes locally have been extended and we believe the property will also benefit to such extensions subject to planning consents. Currently the property provides with a spacious lounge, a dining room opening onto the kitchen and a bathroom on the ground floor. The first floor provides 3 bedrooms two of which share a toilet as a Jack and Jill. The rear garden is sunny aspect and very secluded. There is also a detached garage approached via a private driveway. There is also a small garden to the front. The property has double glazing and central heating although the boiler is rather old. This is a tremendous opportunity to buy a home with bags of potential. We recommend your earliest attention as we expect high demand.

£365,000 Freehold



66 Mount Culver Avenue, Footscray, DA14



Entrance hall

Double glazed front door with side window panel leading to entrance.

Lounge

14'12" x 11'10" (4.56m x 3.60m)

Double glazed window to front, coved ceiling, picture rail, fitted carpets, radiator.

Dining room

10'0" x 9'3" (3.06m x 2.81m)

opening onto the kitchen area, coved ceiling, picture rail, deep storage cupboard under staircase with meters, fitted carpets and radiator.

Kitchen area

8'1" x 5'7" (2.46m x 1.69m)

double glazed door and windows to the rear and side, stainless steel sink unit, cupboards and drawers, space for a cooker, tiled flooring.

Bathroom

Double glazed frosted window to the rear, fully tiled walls, panelled bath with mixer tap and shower extension, low level WC, wash hand basin, heated towel rail.

Landing

Fitted carpets, leading to all rooms.

Bedroom 1

14'11" x 10'6" (4.55m x 3.21m)

Double glazed window to the front, coved ceiling, picture rail, radiator and fitted carpets. Door to Jack & Jill WC.

Bedroom 2

10'2" x 7'9" (3.11m x 2.35m)

Double glazed window to the rear, coved ceiling, picture rail, airing cupboards, fitted carpets and radiator, access to insulated loft with drop down ladder. Door to Jack & Jill.

Bedroom 3

7'2" x 7'0" (2.19m x 2.14m)

Double glazed window to the rear, coved ceiling, fitted overhead cupboards, radiator and fitted carpets.

Jack & Jill WC

Low level WC, wash hand basin.

Rear garden

Sunny aspect and very secluded with a patio area, traditional lawn, flower beds and borders, pond, access to the side with metal gates, detached garage and shed.

Garage

Detached garage set back from the house with up and over door, door and windows to garden. Ideal for storage or conversion into an office or gym STPP.

Front garden & driveway

Easily maintained front garden, mainly laid to lawn, private driveway.

Kenton

