





This substantial and very well presented 1930's four bedroom semi is situated very conveniently, with a wide variety of shops and restaurants immediately to hand and with New Eltham station just over three quarters of a mile away. With two sizeable reception rooms and a good sized conservatory, there is also the benefit of a garden-home office and detached garage. Offered with some attractive features such as oak panelling and varnished floorboards there is a spacious 15' x 8' 8" kitchen and a very well tended 75' rear garden. With off street parking for at least 5 vehicles, this is a super family home with all amenities including a range of primary schools close to hand and Avery Hill Park with it's extensive green space and University of Greenwich, Southwood site within half a mile or so. A super family home - take a look!



ENTRANCE HALL

Original Oak front door, two double glazed leaded light windows to side, oak panelled walls, understairs cupboard, laminate flooring

LOUNGE

18' 6" into bay x 13' 7" into recess (5.64m x 4.14m)
 Double glazed leaded light bay window to front, wooden fire surround with marble inset and hearth and gas coal effect fire, radiator, laminate flooring.

DINING ROOM

16' 4" x 11' 3" into recess (4.98m x 3.43m) Oak panelled walls, wooden fire surround with brick inset and open hearth, radiator, laminate flooring, open plan to:-

KITCHEN

15' 1" widest point x 8' 6" (4.6m x 2.59m) Two double glazed leaded light windows to side, fitted wall and base units with tiled worksurfaces, integrated fridge freezer, space for washing machine and dishwasher, breakfast bar, built in oven and hob with hood over, integrated wine rack, Amtico flooring, open plan to:-

CONSERVATORY

18' 9" x 11' 2" (5.72m x 3.4m) Double glazed windows and doors to side and rear, radiator, Amtico flooring.

CLOAKROOM

Double glazed leaded light window to side, wash basin, w.c, radiator

LANDING

Double glazed leaded light window to side, loft access, fitted carpet

BEDROOM 1

18' 5" into bay x 10' 0" (5.61m x 3.05m) Double glazed leaded light bay window to front, fitted wardrobes, radiator, varnished floorboards.



BEDROOM 2

16' 4" x 10' 9" (4.98m x 3.28m) Double glazed window to rear, fitted wardrobes with mirrored doors, radiator, varnished floorboards

BEDROOM 3

10' 7" x 8' 8" (3.23m x 2.64m) Double glazed leaded light window to front, radiator, varnished floorboards







BATHROOM

8' 2" x 5' 7" (2.49m x 1.7m) Two double glazed leaded light windows to side, white suite comprising shower bath with mixer tap and shower over, wash basin with storage under, w.c., heated towel rail, part tiled walls, tiled flooring.

BEDROOM 4

9' 3" x 6' 6" (2.82m x 1.98m) Double glazed window to rear, radiator, built in cupboard, varnished floorboards.

OUTSIDE

A very well tended rear garden measuring approximately 75' x 34', mainly laid to lawn, patio, outside light and tap, shed, shingle area, gated side access.

Off street parking to front for 5/6 cars.

GARDEN – HOME OFFICE

19' 6" x 13' 0" (5.94m x 3.96m) Made by 'Green Retreats' - Double glazed windows and door, air conditioning unit, power, light and wifi, laminate flooring.

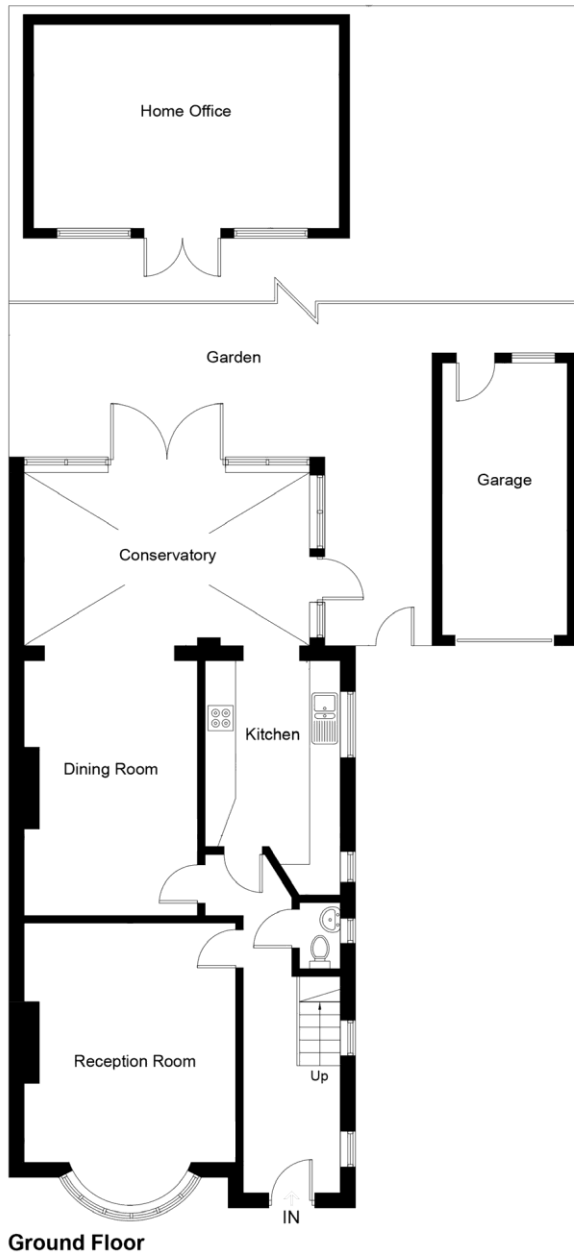
GARAGE

17' 4" x 8' 5" (5.28m x 2.57m) Detached garage with electric door, power and lighting

Tenure: Freehold

Council Tax band: F

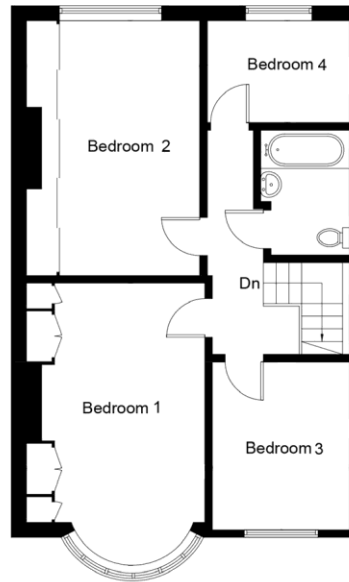




Ground Floor

Halfway Sreet, Sidcup, Kent, DA15

Approximate Gross Internal Area
 149.5 sq m / 1609 sq ft
 Garage = 13.1 sq m / 141 sq ft
 Home Office = 24 sq m / 258 sq ft
 Total = 186.6 sq m / 2008 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced by Planpix on behalf of Bernard Skinner (ID905801)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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