



Cambridge Road

Kent, DA14 6PT

This well presented two bedroom period terrace house is situated in a popular residential location and close to all local amenities including Sidcup High Street, schools, transport links and both Sidcup and Eltham stations. ** CHAIN FREE **

Main Features

- Two bedroom mid terrace period house
- Chain Free
- Many original period features including high ceilings & character fireplaces
- Refurbished kitchen and bathroom
- Close To Sidcup High Street
- Easy access to Sidcup & New Eltham stations
- Convenient for schools

This well presented and spacious two bedroom mid terrace period house is situated in a popular residential location and close to all local amenities including Sidcup High Street, schools, motorway links and bus routes and within easy access of both Sidcup and New Eltham stations.

The property boasts many original period features including high ceilings and character fireplaces and the accommodation comprises: Entrance hall, spacious through lounge and dining area and refurbished kitchen. To the first floor are two bedrooms and refurbished bathroom.

Externally there is a paved rear garden.

Your earliest viewing is highly recommended as the property is being offered chain free.

Entrance hall

Lounge area

12' 6" x 10' 8" (3.81m x 3.25m)

Dining area

11' 11" x 11' 4" (3.63m x 3.45m)

Kitchen

13' 6" x 8' 6" (4.11m x 2.59m)

First floor landing

Bedroom one

14' 2" x 11' 2" (4.32m x 3.4m)

Bedroom two

11' 10" x 8' 8" (3.61m x 2.64m)

Bathroom

10' 3" x 8' 6" (3.12m x 2.59m)

Outside

Externally there is a paved rear garden.

Additional information

The following information has been supplied by the vendor and should be verified by the purchaser and/or solicitor prior to exchange of contracts.

Council Tax: Band D - £2,038 per annum.

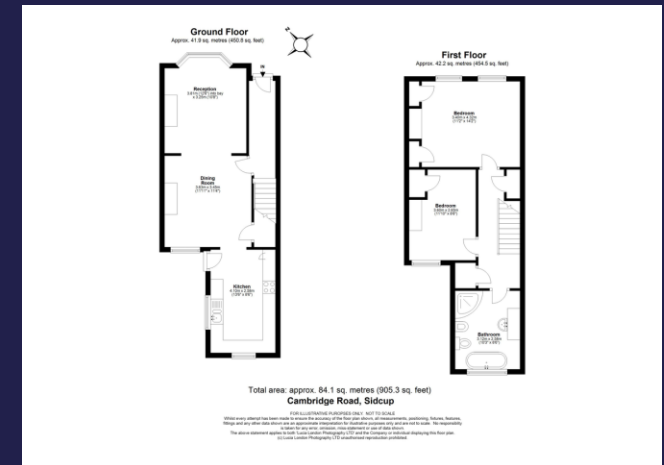
EER Rating: 60

Local authority: Bexley London Borough Council
(Photographs taken in June 2023 prior to tenancy commencing and are for guidance only)

Directions

From our Sidcup office turn left and under the bridge. At the traffic lights turn right into Longlands Road, continue all the way round (the road bears left). At the junction turn left into Main Road, take the second right into Northcote Road and second left is Cambridge Road. Closest Stations: Sidcup(0.80 mi) New Eltham (1.07 mi) Albany Park(1.69 mi) Closest Schools: Longlands Primary School (0.32 mi) Benedict House Preparatory School (0.51 mi) Chislehurst School for Girls (0.57

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612



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