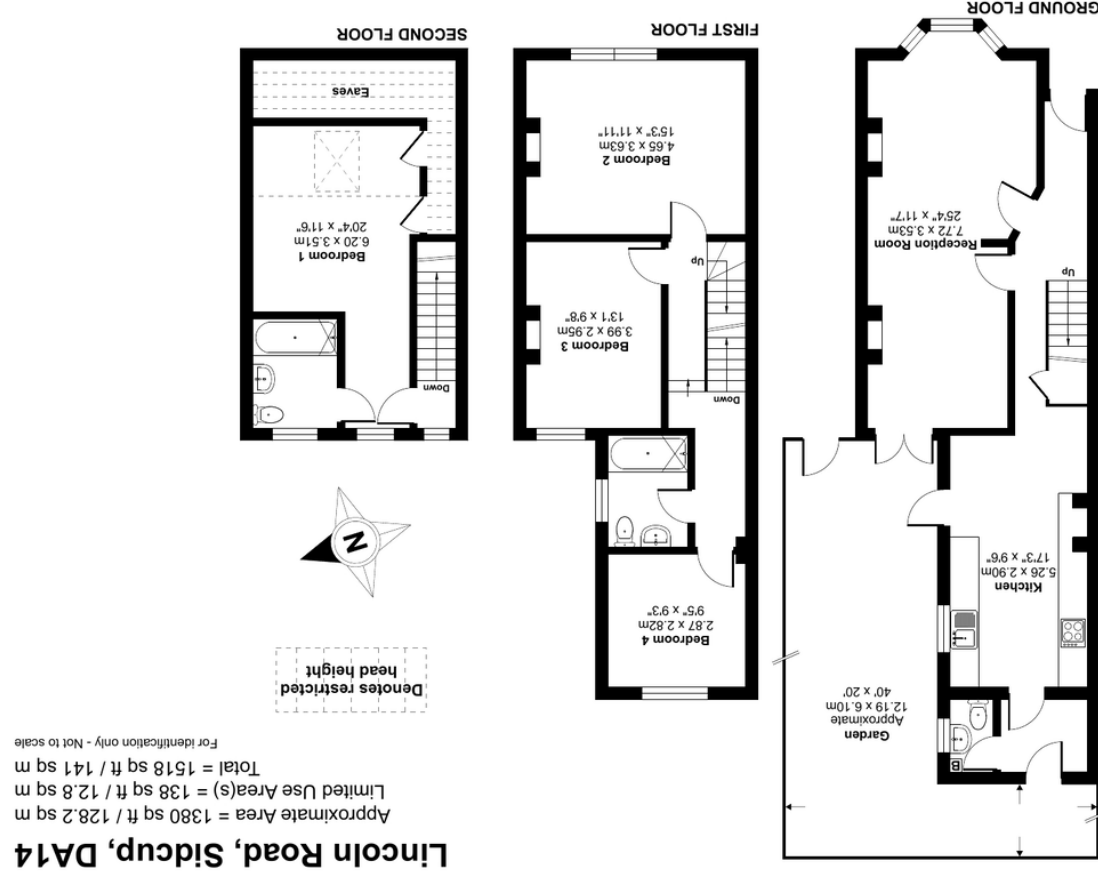


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 Certified  
 Property  
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# Lincoln Road

Sidcup, DA14 6LQ

A large 4 bedroom semi detached house that offers an abundance of character with its large rooms and tall ceilings, situated in the popular "county roads" location. Lincoln Road sits just a short walk from the local high street with its variety of shops and restaurants as well as providing access to some great schools as transport links.

## Main Features

- Large 4 bedroom semi detached house
- Abundance of character & tall ceilings
- Popular "County Roads" location
- Master bedroom on top floor with ensuite
- Good sized rear garden
- Large rear kitchen with access to the rear garden
- Downstairs wc & first floor bathroom
- Short walk to Sidcup High Street

## FULL DESCRIPTION

Offered for sale is this large 4 bedroom semi detached house that sits in the popular "county roads" location in Sidcup. This spacious house is full of character with its large rooms and tall ceilings and we feel it would make a fantastic family home. It briefly comprises of: entrance hall, a front lounge with its character bay window, fireplace and cornicing. The lounge flows nicely into the second reception area which also offers access to the rear garden. There is a large rear kitchen which offers plenty of worktop

space and storage and then on from the kitchen there is a downstairs w.c and further access to the garden.

The first floor of this spacious house offers a large bedroom to the front that runs the full width of the house, bedrooms 3 and 4 are also on the first floor as well as a family bathroom. A well designed staircase then takes you up into the loft conversion that features the master bedroom with en-suite and views of the surrounding area.

Externally there is a good sized rear garden, side access and a small front garden. Lincoln Road is a popular road that sits just a short walk from Sidcup High Street, local parks and also gives access to some sought after schools and transport links.

## Entrance hall

### Lounge

25' 4" x 11' 7" (7.72m x 3.53m)

### Kitchen

17' 3" x 9' 6" (5.26m x 2.9m)

### Downstairs wc

### First floor landing

### Bedroom two

15' 3" x 11' 11" (4.65m x 3.63m)

### Bedroom three

13' 1" x 9' 8" (3.99m x 2.95m)

### Bedroom four

9' 5" x 9' 3" (2.87m x 2.82m)

### Bathroom

### Second floor landing

### Bedroom one

20' 4" x 11' 6" (6.2m x 3.51m)

### Ensuite



## Outside

Rear garden approximately 40' x 20' (12.19m x 6'10m)

## Additional Information

Council Tax Band E £2,491 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 48

Potential EPC Rating 75

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.  
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