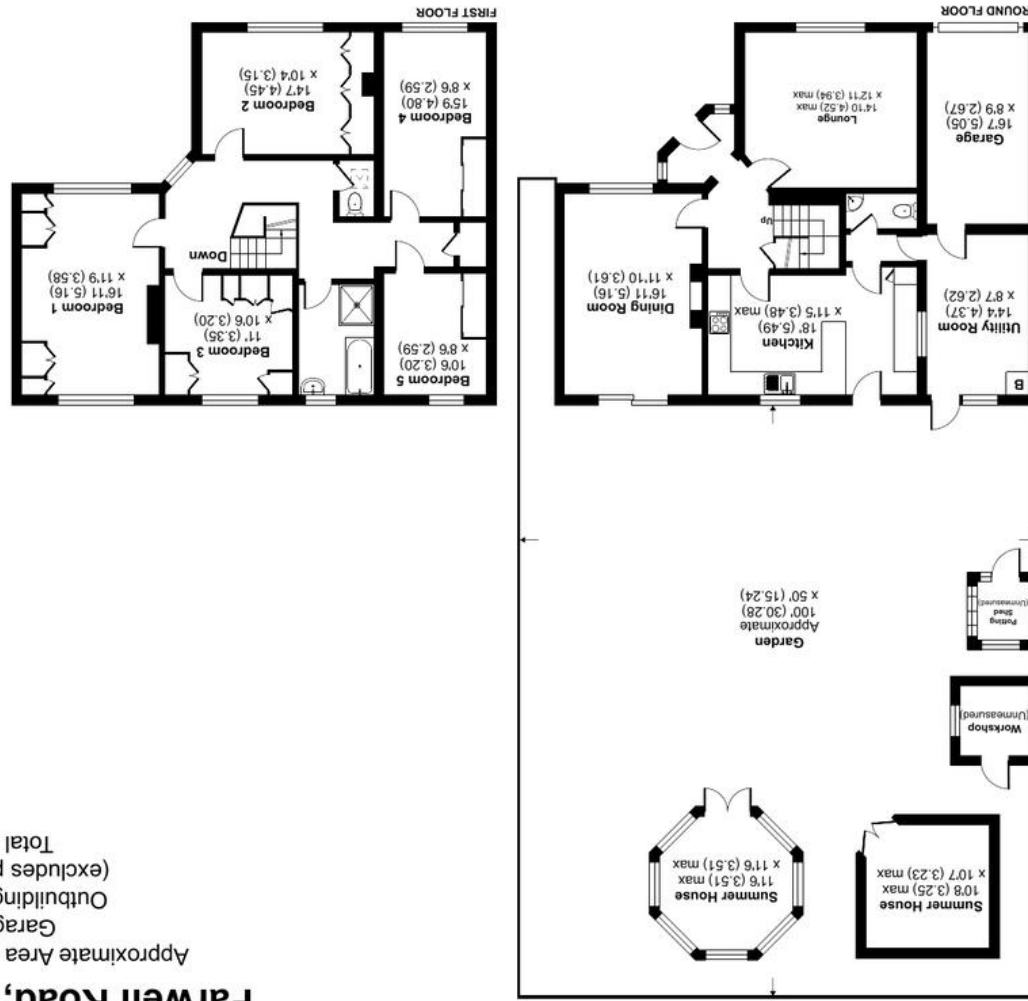


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 International Property Measurement Standards (IPMS2 Residential), © nckcom 2024  
 RICS Certified Property Measurer



**Farwell Road, Sidcup, DA14**

Approximate Area = 1947 sq ft / 180.8 sq m  
 Garage = 146 sq ft / 13.5 sq m  
 Outbuildings = 219 sq ft / 20.3 sq m (excludes potting shed & workshop)  
 Total = 2312 sq ft / 214.7 sq m

For identification only - Not to scale



# Farwell Road

Sidcup, DA14 4LH

A large 5 bedroom detached house positioned in one of Sidcup's most desirable roads. This statement house is well set back offering off street parking for several cars, and has a stunning rear garden with 2 summerhouses. The area is highly sought after with easy access to Footscray Meadows.

## Main Features

- 5 bedroom detached house set back from the road
- Highly sought after location
- Large plot with stunning rear garden
- Easy access to Sidcup station, shops, restaurants and schools
- Easy access to Footscray Meadows
- Full gas central heating
- New boiler installed December 2023
- Double glazing replaced 10 years ago

## FULL DESCRIPTION

Offered for sale is this large 5 bedroom detached house positioned in the highly desirable road. This statement house features spacious rooms throughout and would make an incredible family home. The property is set well back from the road and offers plenty of off street parking and the large plot also results in the house having a stunning rear garden with 2 summer houses.

Sidcup train station, local shops, restaurants, parks and some highly sought after schools are also located within easy access of this beautiful house.

The property briefly comprises of: entrance hall, 2 spacious reception rooms to the front with one currently used as a lounge and the other the dining room, large rear kitchen that overlooks the beautiful rear garden and leads onto a utility room and this provides further access into the garage.

The first floor of the house features a galleried landing that leads to 5 good sized bedrooms, a family bathroom and an additional separate w.c.

Externally there is plenty of off street parking to the front, integral garage and a stunning rear garden that features 2 summer houses.

This is a stunning house offering plenty of space and would make an incredible family home

## Entrance hall

### Lounge

14' 10" x 12' 11" (4.52m x 3.94m)

### Dining room

16' 11" x 11' 10" (5.16m x 3.61m)

### Kitchen

18' 0" x 11' 5" (5.49m x 3.48m)

### Downstairs wc

### Utility room

14' 4" x 8' 7" (4.37m x 2.62m)

### First floor landing

### Bedroom one

16' 11" x 11' 9" (5.16m x 3.58m)

### Bedroom two

14' 7" x 10' 4" (4.44m x 3.15m)

### Bedroom three

11' 0" x 10' 6" (3.35m x 3.2m)

### Bedroom four

15' 9" x 8' 6" (4.8m x 2.59m)

### Bedroom five

10' 6" x 8' 6" (3.2m x 2.59m)

### Bathroom

Additional separate w.c.



## Outside

Rear garden approximately 100' x 50' (30.28m x 15.24m)

Summerhouse One: 11'6 x 11'6 (3.51m x 3.51m)

Summerhouse Two: 10'8 x 10'7 (3.25m x 3.23m)

## Garage

Integral garage 16'7 x 8'9 (5.05m x 2'67m)

## Additional Information

Council Tax Band G £3,396 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 67

Potential EPC Rating 80

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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