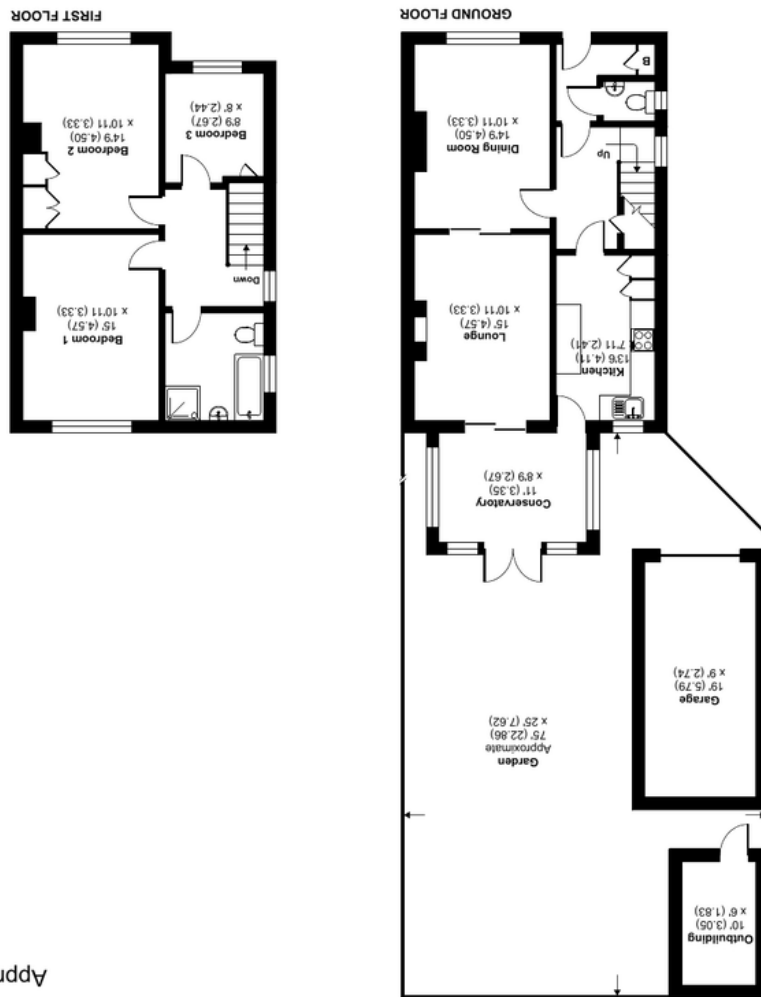


Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nichcom 2024.
 Produced for Drewery. REF: 1101084



Main Road, Sidcup, DA14
 Approximate Area = 1285 sq ft / 119.4 sq m
 Garage = 170 sq ft / 15.8 sq m
 Outbuilding = 59 sq ft / 5.5 sq m
 Total = 1514 sq ft / 140.7 sq m
 For identification only - Not to scale



Main Road

Sidcup, DA14 6QE

This 3 bedroom semi detached house is situated within close proximity to Sidcup station, local schools and shops. In need of modernisation but benefits from double glazing, gas central heating, off street parking and garage.

Main Features

- 3 bedroom semi detached house
- Located within close proximity to Sidcup station and local schools
- Ample off street parking & garage
- Two reception rooms
- Conservatory
- Gas central heating
- Downstairs wc

DESCRIPTION

Three bedroom semi detached house situated within a close proximity to Sidcup train station and local primary and secondary schools. Also just a short walk to the local shops.

This spacious family home briefly comprises: Entrance porch, large entrance hall, lounge, dining room, kitchen, conservatory and downstairs wc. To the first floor are two large bedrooms, good size third bedroom and spacious family bathroom. Externally there is a rear garden

laid to lawn with patio area and ample off road parking to the front via large driveway and detached garage.

The property benefits from double glazing and gas central heating and would be ideal for any young family looking for a larger property.

Properties in this area are in high demand and early viewings are highly recommended to avoid disappoint.

Entrance hall:
Downstairs wc

Dining room
14' 9" x 10' 11" (4.52m x 3.33m)

Lounge
15' 0" x 10' 11" (4.57m x 3.33m)

Kitchen:
13' 6" x 7' 11" (4.11m x 2.41m)

Bedroom one:
15' 0" x 10' 11" (4.57m x 3.33m)

Bedroom two:
14' 9" x 10' 11" (4.5m x 3.33m)

Bedroom three:
8' 9" x 8' 0" (2.67m x 2.44m)

Family bathroom:
8' 5" x 7' 10" (2.59m x 2.41m)

Outside:

Well maintained rear garden laid to lawn with patio area.

Ample off street parking to the front via block paved driveway.



Additional Information

Council Tax Band E £2,491 per annum.
Local authority Bexley London Borough Council
Current EPC Rating 59
Potential EPC Rating 84

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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