



# Cray Road

Sidcup, DA14 5DL

A 2 bedroom period terrace house that we feel would make a great first time buy. Well presented by the current owners and offers plenty of character throughout. Off street parking to the front. Easy access to local shops, transport links, parks and schools.

## Main Features

- 2 bedroom period terrace house
- Chain Free
- Ideal first purchase
- Off street parking
- Easy access to local shops and schools

## FULL DESCRIPTION

Offered for sale is this well presented 2 bedroom terrace house. This period property offers a great combination of a modern décor but with plenty of character and we feel it would make a great first time buy. It is offered to the market chain free and offers easy access to local shops, schools, parks and transport links.

The house briefly comprises of: entrance, deceptively spacious living room, rear kitchen that overlooks the garden and leads onto a utility area. The first floor features a master bedroom that leads into a well presented bathroom and there is also a second bedroom plus access to the loft.

Externally there is off street parking to the front and a lawned rear garden with storage.

This is a great chance to purchase a period house, chain free and one that we feel would make a great buy for anyone looking for their first house.

## Entrance door

### Lounge/diner

21' 5" x 12' 7" (6.53m x 3.84m)

### Kitchen

8' 8" x 7' 9" (2.64m x 2.36m)

### Utility room

9' 2" x 3' 10" (2.79m x 1.17m)

### First floor landing

### Bedroom one

12' 0" x 8' 11" (3.66m x 2.72m). Access to:

### Bathroom

### Bedroom two

12' 7" x 8' 11" (3.84m x 2.72m)

## Outside

Rear garden approximately 47'10 x 13'0 (14.60m x 3.96m)

Off street parking for one car to the front.

## 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 C - £1,811 per annum.

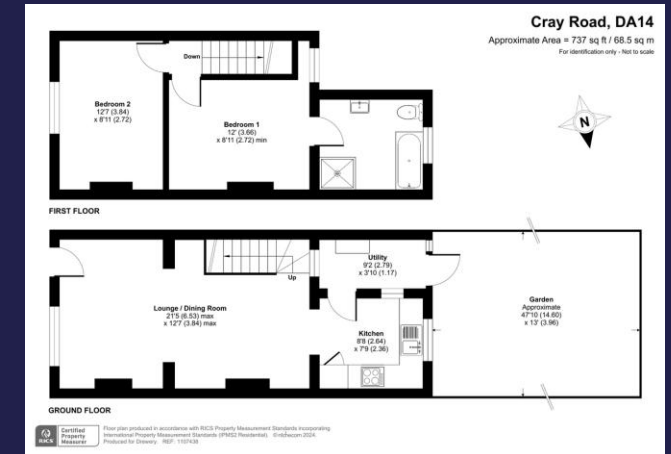
EER Rating: 63

Local authority: Bexley London Borough Council

## Directions

From our Sidcup Office turn left into Station Road and under the bridge. Proceed straight across at the traffic lights. At the next set of lights turn left into Sidcup High Street and the road will then become Sidcup Hill. At the next set of traffic lights turn right into Cray Road. Closest Stations: Sidcup (1.38 mi) St Mary Cray (1.44 mi) Albany Park (1.50 mi) Closest Schools: Hope Community School (0.32 mi) St Peter Chanel Catholic Primary School (0.34 mi) Kemnal Technology College (0.34 mi)

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



128, Station Road, Sidcup, DA15 7AF

Tel: 020 8300 6761

E: [info@drewery.co.uk](mailto:info@drewery.co.uk) [www.drewery.co.uk](http://www.drewery.co.uk)