



Ruxley Close

Sidcup, DA14 5LS

Three bedroom semi detached house offered to the market with NO FORWARD CHAIN. Internal viewing recommended.

Main Features

- 3 bedroom semi detached house
- 2 reception rooms
- Chain Free
- Good sized garden with side access
- Garage
- Downstairs cloakroom

FULL DESCRIPTION

We are delighted to present to the market this three bedroom, two reception semi detached house, offered to the market with the benefit of NO FORWARD CHAIN.

The accommodation comprises as follows. Entrance porch, hallway, downstairs cloakroom, separate living room, dining room with doors opening to rear garden and a large family kitchen. To the first floor are three bedrooms and a family bathroom. The property further benefits from a good size garden with side access and detached garage. Your internal viewing is highly recommended.

Entrance hall
Downstairs wc
Lounge

11' 0" x 10' 8" (3.35m x 3.25m)

Dining room

14' 0" x 10' 6" (4.27m x 3.2m)

Kitchen

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

First floor landing

Bedroom one

14' 1" x 11' 8" (4.29m x 3.56m)

Bedroom two

10' 7" x 10' 3" (3.23m x 3.12m)

Bedroom three

7' 7" x 6' 6" (2.31m x 1.98m)

Shower room

Outside

Rear garden, approximately 29'4 x 28'3 (8.94m x 8.61m)

Detached garage with up and over door.

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 E - £2,491 per annum.

EER Rating: 67

Local authority: Bexley London Borough Council

Directions

From our Sidcup office turn left and proceed along Station Road, at the second set of traffic lights turn left into Sidcup High Street high in turn becomes Sidcup Hill. Continue straight over at the traffic lights into Maidstone Road. At the roundabout take the second exit left into North Cray Road and Ruxley Close is the first turning on the left hand side. Closest Stations: Albany Park (1.32 mi) Sidcup (1.59 mi) St Mary Cray (1.74 mi) Closest Schools: Hope Community School (0.42 mi) St Peter Chanel Catholic Primary School (0.55 mi) Merton Court School (0.82 mi) Kemnal Technology College (0.78 mi) Cleeve Park School (0.96 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



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