

Approximate Area = 1234 sq ft / 114.6 sq m
 WC = 10 sq ft / 0.9 sq m
 Total = 1244 sq ft / 115.5 sq m
 For identification only - Not to scale

Longlands Road, Sidcup, DA15



Longlands Road

Sidcup, DA15 7LU

A large period house that offers 4 bedrooms, 3 reception rooms, off street parking and character throughout and offered CHAIN FREE. The property sits in a sought after location that offers easy access to Sidcup train station, shops, parks and schools.

Main Features

- Spacious 4 bedroom period house
- 3 reception rooms
- Off street parking
- Sought after location
- CHAIN FREE
- Plenty of character
- Large rear garden
- Easy access to Sidcup station, parks and schools

FULL DESCRIPTION

This is a rare chance to purchase a well presented, spacious 4 bedroom period house that offers off street parking, plenty of character and all within easy access of Sidcup train station, shops and schools.

The house we feel would make an ideal family home and briefly comprises of: entrance hall, a well presented front lounge which shows off the character, a dining room, breakfast room, downstairs w.c. and a rear kitchen overlooking the garden. The first floor offer 4 bedrooms and

a family bathroom and then externally there is a large rear garden and off street parking to the front.

The property is offered chain free and internal viewing recommended.

Entrance hall

Lounge

15' 11" x 12' 10" (4.85m x 3.91m)

Dining room

12' 9" x 10' 0" (3.89m x 3.05m)

Breakfast room

13' 6" x 8' 5" (4.11m x 2.57m)

Kitchen

11' 8" x 8' 4" (3.56m x 2.54m)

Downstairs wc

First floor landing

Bedroom one

13' 0" x 12' 11" (3.96m x 3.94m)

Bedroom two

13' 5" x 9' 8" (4.09m x 2.95m)

Bedroom three

10' 11" x 9' 8" (3.33m x 2.95m)

Bedroom four

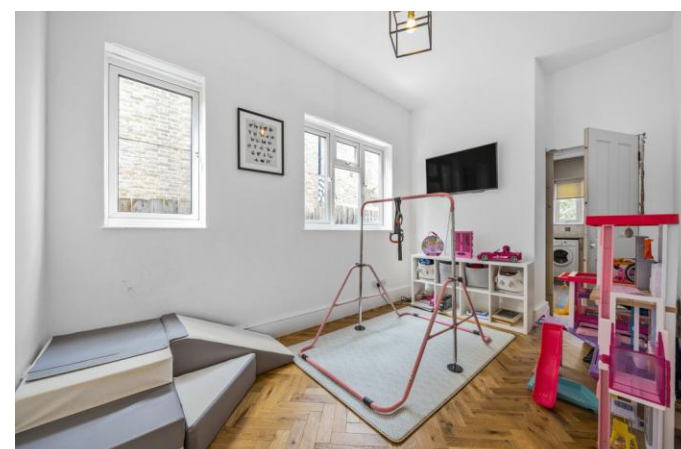
9' 7" x 6' 4" (2.92m x 1.93m)

Bathroom

Outside

Rear garden approximately 105' x 24'0 (32m x 7.32m)

Driveway to front providing off street parking.



Additional Information

Council Tax Band F £3,113 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 65

Potential EPC Rating 85

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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