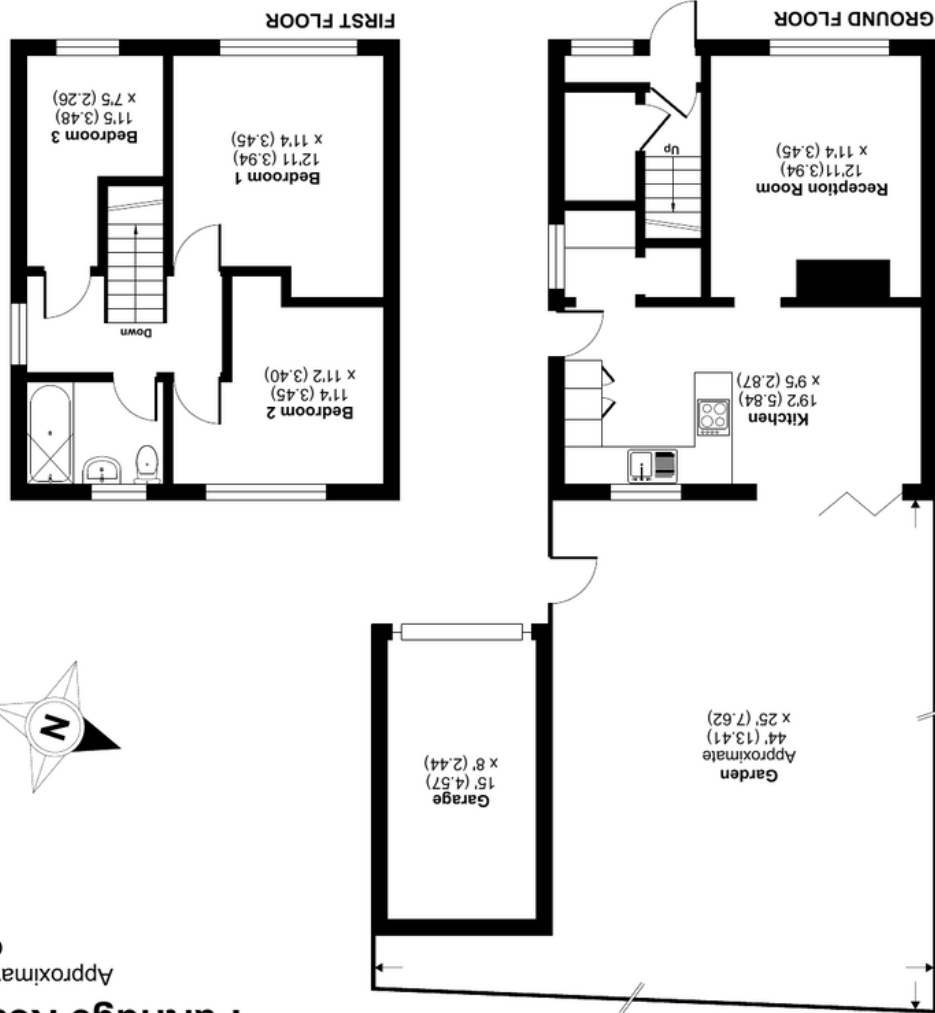


RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © richcom 2024.
 Produced for Drewery. REF: 1120209



Partridge Road, Sidcup, DA14
 Approximate Area = 882 sq ft / 81.9 sq m
 Garage = 120 sq ft / 11.1 sq m
 Total = 1002 sq ft / 93 sq m
 For identification only - Not to scale



Partridge Road

Sidcup, DA14 6RS

A 3 bedroom semi detached house that has been presented to a high standard by the current owners. It features a beautiful rear kitchen/diner, 3 good sized bedrooms and sits in a location that offers easy access to the local shops, schools and transport links.

Main Features

- 3 bedroom semi detached house
- Beautiful rear kitchen/diner
- Front and rear gardens
- Garage via shared driveway
- Easy access to local shops, schools and transport links
- Presented to a high standard by the current owners
- Internal viewing recommended

FULL DESCRIPTION

A 3 bedroom semi detached house that sits in a popular location that offers easy access to the local shops, schools and transport links. The house has been beautifully presented by the current owners with the focal point being a beautiful rear kitchen/diner. The house briefly comprises of: entrance hall, front lounge, a stunning rear kitchen/diner that also features a separate small utility area tucked out of the way. The first floor has 3 good sized bedrooms and a family bathroom and then externally you will find front and rear gardens and a garage.

This is such a well presented house that internal viewing really is a must to appreciate all it has to offer.

Entrance porch

Entrance hall

Lounge

12' 11" x 11' 4" (3.94m x 3.45m)

Kitchen/diner

19' 2" x 9' 5" (5.84m x 2.87m)

Utility room

First floor landing

Bedroom one

12' 11" x 11' 4" (3.94m x 3.45m)

Bedroom two

11' 4" x 11' 2" (3.45m x 3.4m)

Bedroom three

11' 5" x 7' 5" (3.48m x 2.26m)

Bathroom

Outside

Rear garden approximately 44' x 25' (13.41m x 7.62m)

Detached garage via shared driveway 15' x 8' (4.57m x 2.44m)



Additional Information

Council Tax Band D £2,038 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 55

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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