



**Marrabon Close**

Sidcup  
DA15 9EF

**Freehold**

4 bedroom detached house on gated development  
Short walk to Sidcup station, shops and sought after schools  
Large kitchen/diner with array of storage and appliances  
Separate lounge with patio doors to garden  
Master bedroom with ensuite shower room



## FULL DESCRIPTION

A beautifully presented 4 bedroom detached house situated in this small gated development of just 7 detached properties.

Marrabon Close is a highly sought after development located just a short walk from Sidcup station, local shops and some of the borough's most sought after schools.

There is a modern feel throughout this house with the kitchen/diner and separate living room suiting modern day family living and the house also features a deceptively spacious private rear garden, large garage and off street parking.

Internal viewing comes highly recommended on this beautifully presented house.



## Directions

From our Sidcup office turn right and proceed along Station Road, take the second turning on the right hand side into Burnt Oak Lane and Marabon Close is the first turning on the left hand side. Closest Stations: Sidcup (0.31 mi) Albany Park (1.09 mi) New Eltham (1.27 mi) Closest Schools: Burnt Oak Junior School (0.03 mi) Holy Trinity Lamorbey Church of England School (0.1 mi) Chislehurst and Sidcup Grammar School (0.34 mi)

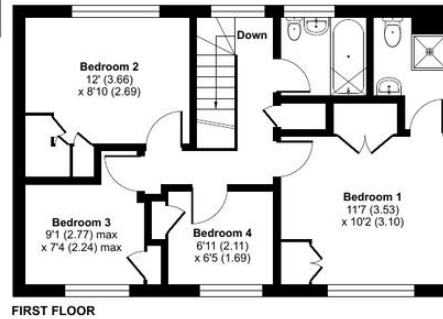
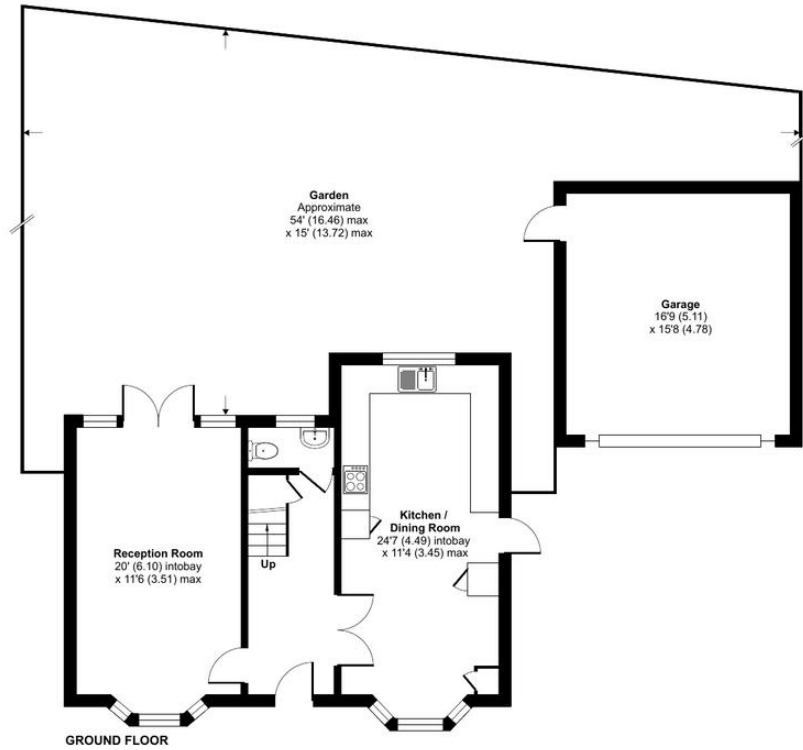


**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Bexley London Borough Council  
G  
TBC

### Marrabon Close, Sidcup, DA15

Approximate Area = 1165 sq ft / 108.2 sq m  
Garage = 264 sq ft / 24.5 sq m  
Total = 1429 sq ft / 132.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rntchecom 2024. Produced for Drewery. REF: 1130128

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.