



**Selborne Road**

Sidcup  
DA14 4QY

**Freehold**

Immaculately presented 5 bedroom semi detached house  
Sought after tree-lined road  
Easy access to Sidcup station, parks and sought after schools  
Beautiful rear kitchen flowing out to the conservatory  
Garage and off street parking





## FULL DESCRIPTION

Offered for sale is this substantial, immaculately presented, 5 bedroom semi-detached house situated in the highly sought after location of Selborne Road. This popular, desirable road offers easy access to local shops, Sidcup train station, parks and some acclaimed schools including Merton Court, West Lodge and Birkbeck Primary School. The house offers a spacious and flexible accommodation and would make a fabulous family home.

It briefly comprises of: Entrance Hall, a large lounge that flows into a second reception, a beautiful kitchen that features a range of high quality appliances and then leads nicely out into the rear conservatory. There is an excellent downstairs shower room. The first floor of this spacious house features 4 large bedrooms plus a smaller fifth bedroom as well as a family bathroom.

Externally there is a garage that can also be accessed integrally, there is plenty of off street parking to the front and a good sized rear garden with established planting.

This is a fantastic house, well presented, offering a great amount of space and in one of Sidcup's most desirable roads. Your earliest appointment comes highly recommended to avoid missing out.



## Directions

From our Sidcup office turn left and under the railway bridge. At the traffic lights turn left into Hatherley Crescent and first right also into Hatherley Crescent. Take the left fork into Alma Road which becomes Lansdown Road and which then becomes The Drive. Selborne Road can then be found on the right hand side. Closest Stations: Sidcup (0.62 mi) Albany Park (0.94 mi) New Eltham (1.85 mi) Closest Schools: Merton Court School (0.2 mi) Orchard School (0.36 mi) Birkbeck Primary School (0.45 mi) Cleeve Park School (0.46 mi) Chislehurst and Sidcup Grammar School (0.69 mi)



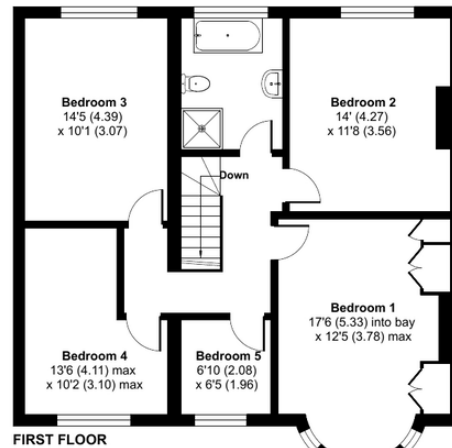
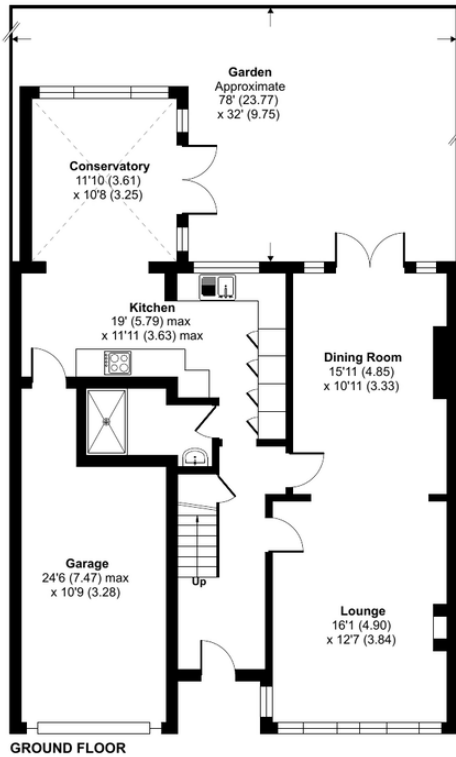


**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Bexley London Borough Council  
F  
C

## Selborne Road, Sidcup, DA14

Approximate Area = 1768 sq ft / 164.2 sq m  
Garage = 217 sq ft / 20.1 sq m  
Total = 1985 sq ft / 184.3 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). © ntrhcom 2024. Produced for Drewery. REF: 1150761

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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.