



Sidcup Road, Lee, SE12

Rent: £2,000 per calendar month

COCKBURN
ESTATE AND LETTINGS AGENTS



Sidcup Road, Lee, SE12

Spacious four bedroom family home located on the outskirts of Lee within close proximity of the train station. This semi-detached property comprises; three double bedrooms, one good sized single bedroom, two bathrooms as well as a separate WC, two reception rooms, modern fitted kitchen with white good included, large rear garden and a driveway with ample parking to the front. Further benefits include; built in wardrobes in all bedrooms, stunning original fire places and a garage. Available immediately, call Cockburn to view on 0208 857 8857 before its too late!

Room Measurements

LOUNGE 17' 11" x 13' 5" (5.47m x 4.11m)

DINING ROOM 13' 7" x 13' 5" (4.16m x 4.1m)

KITCHEN 13' 0" x 7' 2" (3.98m x 2.2m)

DOWNSTAIRS BATHROOM 5' 6" x 4' 11" (1.69m x 1.5m)

MASTER BEDROOM 18' 4" x 13' 6" (5.6m x 4.12m)

BEDROOM 2 13' 8" x 12' 10" (4.19m x 3.93m)

BEDROOM 3 15' 8" x 7' 8" (4.78m x 2.35m)

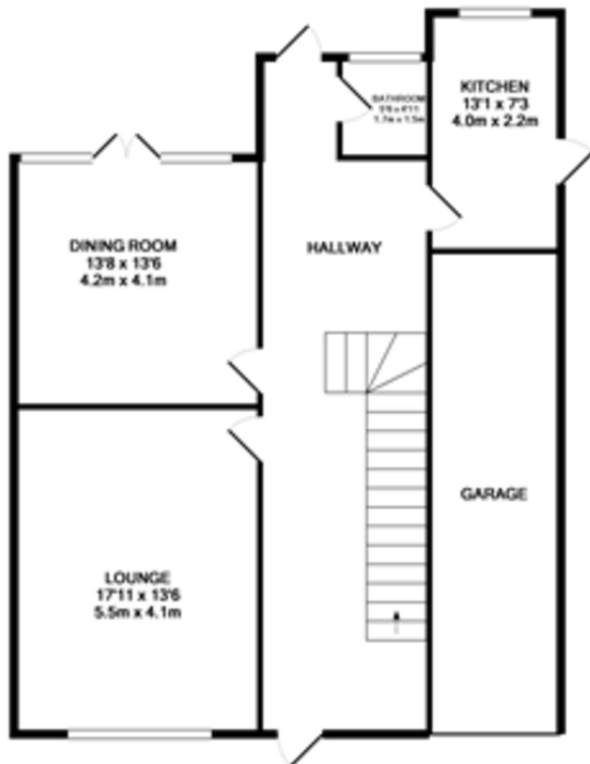
BEDROOM 4 9' 7" x 8' 5" (2.94m x 2.57m)

BATHROOM 8' 4" x 7' 6" (2.55m x 2.3m)

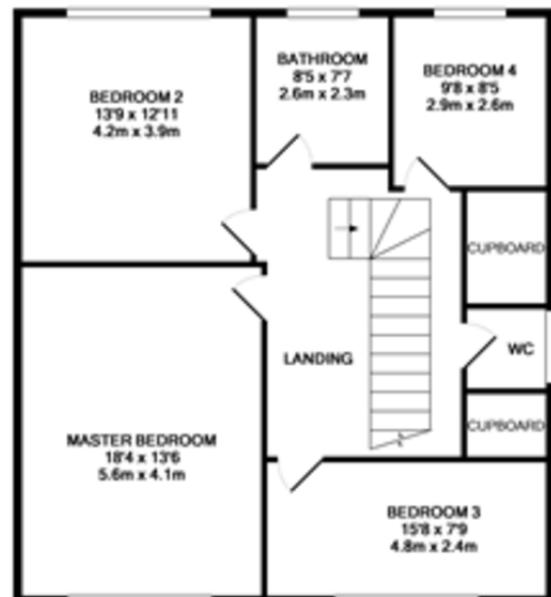
SEPARATE WC

IMPORTANT NOTE Please note that all measurements are approximate. We strongly recommend that all the information which we provide is verified by yourself on inspection.





GROUND FLOOR
APPROX. FLOOR
AREA 1056 SQ.FT.
(98.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 940 SQ.FT.
(87.3 SQ.M.)

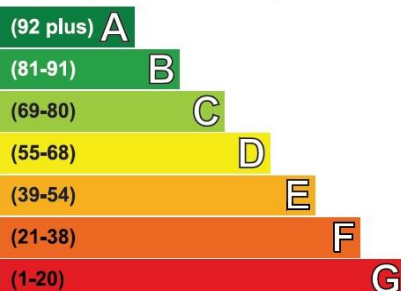
TOTAL APPROX. FLOOR AREA 1996 SQ.FT. (185.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix (2016)

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
52	72

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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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.