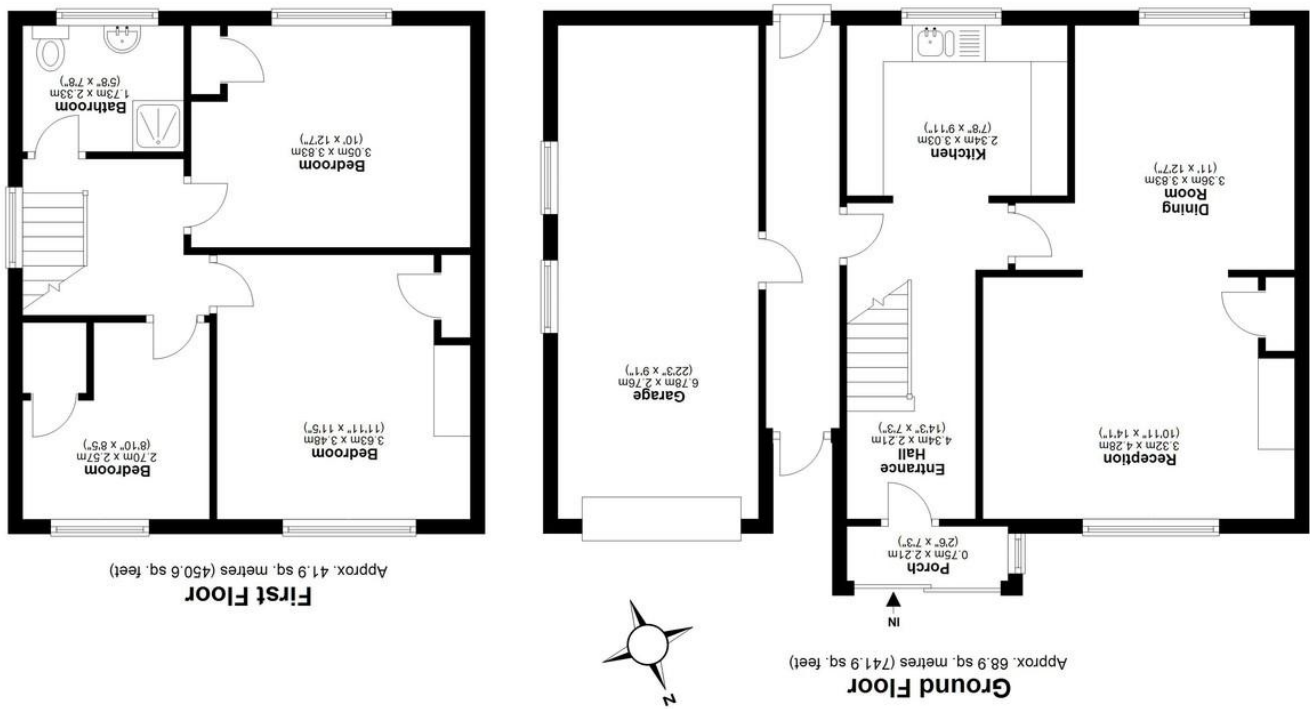


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Royal Road, Sidcup
Total area: approx. 110.8 sq. metres (1192.5 sq. feet)



Royal Road
Sidcup, DA14 4RQ

Royal Road

Sidcup, DA14 4RQ

VIDEO TOUR AVAILABLE

A 3 bedroom semi detached house that is offered to the market chain free and offers fantastic potential to extend (STPP). This family home features plenty of off street parking, a fantastic rear garden and sits in a location that offers easy access to Albany Park train station, local shops, Footscray Meadows and some fantastic schools. Although it does require some updating throughout, it has the potential we feel to be a great family home. ** CHAIN FREE **

Main Features

- 3 bedroom semi detached house
- Potential to extend (STPP)
- Requires redecorating throughout
- Chain Free
- Ideal family home
- Two reception rooms

DESCRIPTION

VIDEO TOUR AVAILABLE

Offered for sale is this very popular 3 bedroom semi detached house that offers fantastic potential to extend (STPP). The house does require some updating throughout but offers great potential to be turned into a brilliant family home in a location that offers easy access to Albany Park train station, local shops, Footscray Meadows and some sought after schools.

The house briefly comprises of: entrance porch, front entrance door, entrance hall, front lounge, dining room, kitchen. To the first floor are three good sized bedrooms and the family bathroom. Externally there is off street parking to the front, a front garden and a large rear garden.

Houses like this are always popular so your earliest appointment comes highly recommended on this great family home. * Chain Free *.

Entrance porch:

7' 3" x 2' 6" (2.21m x 0.76m)

Entrance hall:

14' 3" x 7' 3" (4.34m x 2.21m)

Lounge area

14' 1" x 10' 11" (4.29m x 3.33m)

Dining area

12' 7" x 11' 0" (3.84m x 3.35m)

Kitchen:

9' 11" x 7' 8" (3.02m x 2.34m)

First floor landing

Bedroom one:

11' 11" x 11' 5" (3.63m x 3.48m)

Bedroom two:

12' 7" x 10' 0" (3.84m x 3.05m)

Bedroom three:

8' 10" x 8' 5" (2.69m x 2.57m)

Family shower room:

7' 8" x 5' 8" (2.34m x 1.73m)



Outside:

Rear Garden: Approx 80` laid to lawn with flowerbeds and trees. Pond.
Front Garden: Laid to lawn. Block paved driveway.
Attached single garage to the side. (22'3 x 9'1)

Additional Information

Council Tax Band D £1,847 per annum.
Local authority Bexley London Borough Council
Current EPC Rating 57
Potential EPC Rating 86

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.
D612