



Sussex Road

Sidcup, DA14 6LG

VIDEO TOUR AVAILABLE

Immaculate 2/3 Bedroom Period Family Home Which Has Been Extended To The Rear and is situated in one of the popular 'county roads'.

Main Features

- 2/3 bedroom period family home
- Popular 'county roads' area
- Close to a variety of good schools
- Easy access to A2/M20/M25 motorway networks
- Modern family kitchen
- Two reception rooms

FULL DESCRIPTION

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Immaculate 2/3 bedroom period family home which has been extended to the rear. Located in one of the ever popular "County Roads" close to a range of local amenities, a variety of good schools and easy access to the A2/M20/M25 motorway network.

The property briefly comprises: Living room with bay window to the front of the property, a good sized dining room, modern family kitchen and a downstairs family bathroom. To the first floor are two double bedrooms with a third bedroom/dressing room coming off of the master bedroom.

Properties of this calibre and in this location are in high demand and would make an ideal family home, so early viewings are advised to avoid disappointment.

Entrance:

Lounge:

12' 7" x 10' 11" (3.86m x 3.35m)

Dining room:

11' 5" x 10' 11" (3.48m x 3.35m)

Kitchen:

11' 6" x 6' 5" (3.53m x 1.98m)

Downstairs bathroom:

8' 9" x 5' 6" (2.69m x 1.68m)

First floor landing:

Bedroom one:

11' 6" x 10' 11" (3.51m x 3.35m)

Bedroom two:

10' 11" x 10' 11" (3.35m x 3.35m)

Bedroom three/dressing room:

12' 0" x 6' 3" (3.66m x 1.93m)

Outside:

Rear garden laid to lawn with decked area. Rear access.

Additional information

The following information has been supplied by the vendor and should be verified by the purchaser and/or solicitor prior to exchange of contracts.

Council Tax: Band C £1,551 per annum.

EER Rating: 65 EIR Rating: 60

Local authority: Bexley London Borough Council

Directions

From our Sidcup office turn left into Station Road, under the railway bridge and straight across at the traffic lights and proceed to the end and turn left at the traffic lights into Sidcup High Street and continue until the road becomes Sidcup Hill and Sussex Road is the fifth turning on the right. Closest Stations: Sidcup (0.92 mi) Albany Park (1.18 mi) St Mary Cray (1.84 mi) Closest Schools: Merton Court School (0.15 mi) Hope Community School (0.41 mi) Cleeve Park School (0.66 mi)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612



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