



# Woodside Crescent

Sidcup, DA15 7JJ

A highly sought after three bedroom semi detached house located in one of Sidcup's desirable roads. The property offers great potential to change around the existing layout to create a great family home. CHAIN FREE.

## Main Features

- Three bedroom semi detached house
- Well presented with potential to change the existing layout
- Located in sought after road and with easy access to stations, schools and shops
- Chain Free
- Driveway to front and integral garage
- Rear garden laid to lawn

## FULL DESCRIPTION

We are pleased to offer for sale this spacious 3 bedroom semi detached house located in this sought after road and offering easy access to local shops, schools and train stations. The property is well presented throughout and offers further potential to change around the existing layout.

The accommodation briefly comprises: Entrance porch with storage, a large entrance hall that could also be used as a dining room or study area, main reception overlooking the rear garden and which sits alongside the kitchen. The first floor spacious landing has loft access, three good sized bedrooms and a family bathroom. Externally there is plenty of off street parking, garage and a low maintenance rear garden.

Internal viewing comes highly recommended on this spacious 3 bedroom house which is offered chain free.

## Entrance porch:

7' 6" x 5' 6" (2.29m x 1.68m)

## Entrance hall:

13' 9" x 10' 3" (4.19m x 3.12m)

## Lounge:

18' 4" x 11' 3" (5.59m x 3.43m)

## Kitchen:

12' 0" x 8' 2" (3.66m x 2.49m)

## First floor landing:

## Bedroom one:

13' 9" x 11' 3" (4.19m x 3.43m)

## Bedroom two:

12' 0" x 11' 3" (3.66m x 3.43m)

## Bedroom three:

8' 2" x 7' 10" (2.49m x 2.39m)

## Bathroom:

8' 8" x 8' 3" (2.64m x 2.51m)

## Outside:

Rear garden laid to lawn with large patio area. Block paved driveway to front providing off street parking. Integral garage.

## ADDITIONAL INFORMATION

Please note the photographs were taking prior to the current tenancy commencing and are for guidance only.

## 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 D £1,745 per annum.

EER Rating: 60 EIR Rating: 52

Local authority: Bexley London Borough Council

## Directions

From our Sidcup office turn left and under the railway bridge. At the traffic lights turn right into Longlands Road and follow it until it bears round to the left, take the first left into Woodside Road and then first right into Woodside Crescent. Closest Stations: Sidcup (0.63 mi) New Eltham (0.90 mi) Albany Park (1.58 mi) Closest Schools: Longlands Primary School (0.03 mi) Dulverton Primary School (0.53 mi) Chislehurst and Sidcup Grammar School (0.84 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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