



Lincoln Road

Sidcup, DA14 6LQ

VIDEO TOUR AVAILABLE

Three double bedroom semi detached house in one of the popular "county roads" and conveniently located for Sidcup High Street and popular schools. Ideal family home.

Main Features

- Three double bedroom semi detached house
- Popular
- Short walk to Sidcup High Street
- Convenient for popular schools
- Ideal family home
- First floor bathroom

FULL DESCRIPTION

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This three double bedroom semi detached house is located in one of the popular "county roads" and conveniently situated for Sidcup High Street and popular primary schools.

The property is arranged over three floors and briefly comprises: Entrance hall, lounge, dining room, kitchen on the ground floor, two bedrooms and family bathroom on the first floor and third bedroom on the second floor being a dormer loft conversion.

Externally there is a rear garden laid to lawn.

This property would make an ideal family home and early viewing is highly recommended.

Entrance hall

Lounge

13' 9" x 12' 10" (4.19m x 3.91m)

Dining room

11' 10" x 11' 5" (3.61m x 3.48m)

Kitchen

14' 10" x 6' 8" (4.52m x 2.03m)

First floor landing

Bedroom one

17' 3" x 11' 6" (5.26m x 3.51m)

Bedroom two

12' 6" x 11' 7" (3.81m x 3.53m)

Bathroom

Second floor landing

Bedroom three

15' 9" x 15' 7" (4.8m x 4.75m)

Outside

Rear garden laid to lawn.

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: 34 EIR Rating: 28

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 Lincoln Road is the second turning on the right. Closest Stations: Sidcup (0.80 mi) Albany Park (1.13 mi) New Eltham (1.91 mi) Closest Schools: Orchard School (0.17 mi) Merton Court School (0.18 mi) Cleeve Park School (0.62 mi)



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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