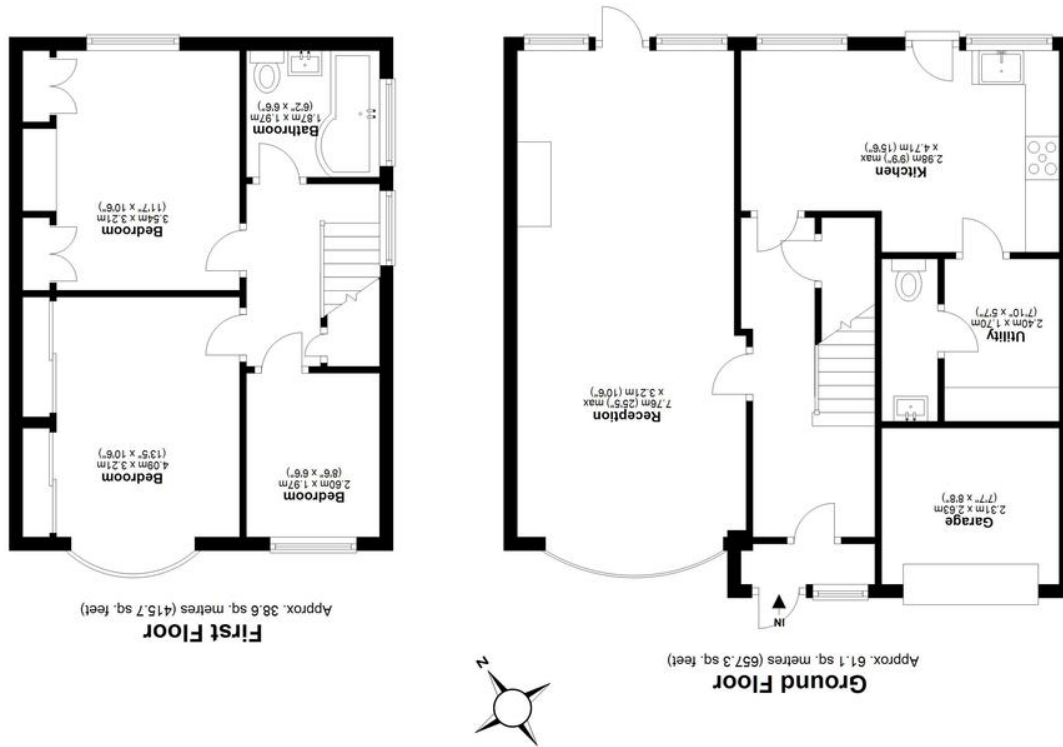


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 While every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positions, fixtures, features, fittings and any other data shown are an approximate representation for guidance purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.  
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**Merrilees Road, Sidcup**  
 Total area: approx. 99.7 sq. metres (1073.0 sq. feet)



# Merrilees Road

Sidcup, DA15 8JH

## VIDEO TOUR AVAILABLE

A well presented 3 bedroom semi detached house situated in a popular location and offering fantastic potential to extend (STPP). The property offers a great feeling of space and benefits from a garage conversion which now provides a utility room and w.c. The house is just a short stroll from the local shops and schools and also gives access to both New Eltham and Sidcup train stations.

\*\* CHAIN FREE \*\*

## Main Features

- 3 bedroom semi detached house
- Potential to extend (STPP)
- Chain Free
- Garage conversion to utility room
- Short walk to New Eltham & Sidcup stations

## FULL DESCRIPTION

### VIDEO TOUR AVAILABLE

Offered for sale is this 3 bedroom semi detached house that offers fantastic potential to extend (STPP). Situated in a sought after location the property is only a short walk to local shops and schools and also offers access to both New Eltham and Sidcup train stations.

It is well presented throughout and briefly comprises of: entrance hall, a spacious and well presented through lounge, and a rear kitchen/diner which provides access out to the garden as well as through to a separate utility room and w.c. The first floor has three well presented bedrooms and a family bathroom.

Externally there is a hard standing drive to the front for off street parking and a small garage for storage as this has been converted to now house the utility room and w.c.. It is offered to the market chain free and we feel would make a great family home. \*CHAIN FREE\*

### Entrance hall

### Through lounge

25' 5" x 10' 6" (7.75m x 3.2m)

### Kitchen

15' 6" x 9' 9" (4.72m x 2.97m)

### Utility room

7' 10" x 5' 7" (2.39m x 1.7m)

### First floor landing

### Bedroom one

13' 5" x 10' 6" (4.09m x 3.2m)

### Bedroom two

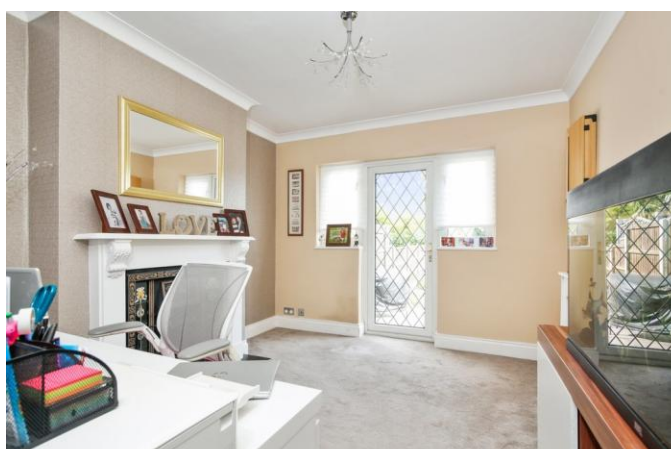
11' 7" x 10' 6" (3.53m x 3.2m)

### Bedroom three

8' 6" x 6' 6" (2.59m x 1.98m)

### Bathroom

6' 6" x 6' 2" (1.98m x 1.88m)



### Outside

Rear garden laid to lawn.

Off street parking to the front and small garage for storage only.

### Additional Information

Council Tax Band D £1,847 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 62

Potential EPC Rating 85

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.  
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