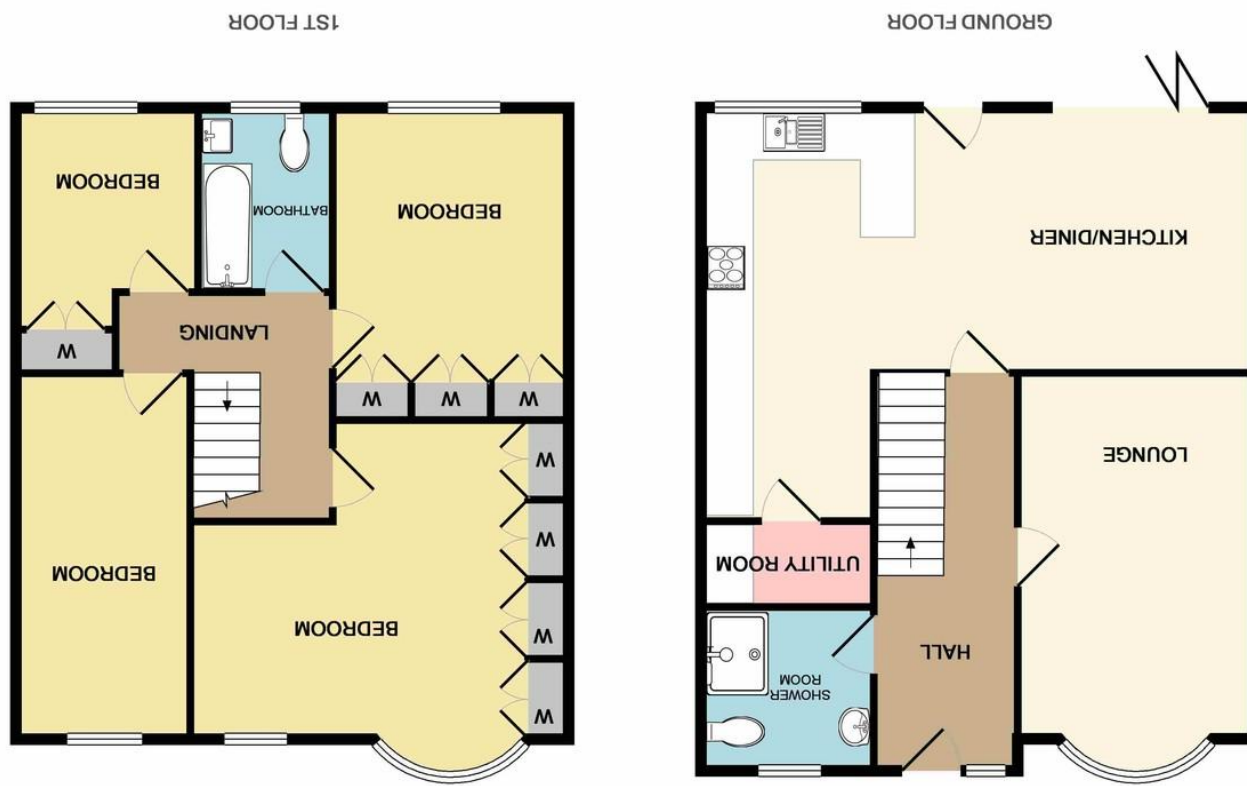


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Westbrooke Road

Sidcup, DA15 7PH

Stunning Bay Fronted Four Bedroom Semi Detached Family Home In Popular Location And Within A Short Distance Of Sidcup High Street, Two Train Stations And Sought After Schools

Main Features

- Well presented bay fronted four bedroom semi detached home
- Short distance to two stations, Sidcup High Street and sought after schools
- Kitchen/diner to the rear with bi-fold doors to garden
- Downstairs shower room and upstairs family bathroom
- Well maintained rear garden
- Off street parking to the front

FULL DESCRIPTION

Stunning bay fronted four bedroom semi detached family home situated in a popular location within a short distance of Sidcup High Street, local bus routes, Sidcup train station, New Eltham train station and some of the areas most sought after schools such as Dulverton Primary and Longlands Primary.

This spacious and well maintained family home briefly comprises: A large entrance hall, modern shower room with w.c, well decorated lounge to the front with a large bay window, an exceptional kitchen/diner to the rear offering a range of built-in appliances, bi-fold doors to the rear garden and a utility area just off of the kitchen all to the ground floor. The first floor offers two large double bedrooms with built-in wardrobes with the master offering a large bay window, a third double bedroom, a well proportioned single bedroom and a modern family bathroom.

Externally there is a well maintained rear garden with decking and a summerhouse and off street parking on the block paved driveway to front.

This exceptional property also benefits from double glazing and central heating throughout.

Properties of this calibre in this location are rarely available and early viewings are advised to avoid disappointment.

Entrance hall

Lounge

17' 4" x 9' 11" (5.28m x 3.02m)

Kitchen

23' 5" x 17' 5" (7.14m x 5.31m)

Utility room

7' 3" x 3' 4" (2.21m x 1.02m)

Downstairs shower room

6' 9" x 6' 9" (2.06m x 2.06m)

First floor landing

Bedroom one

16' 1" x 13' 3" (4.9m x 4.04m)

Bedroom two

11' 1" x 9' 7" (3.38m x 2.92m)

Bedroom three

15' 5" x 7' 5" (4.7m x 2.26m)

Bedroom four

8' 2" x 7' 4" (2.49m x 2.24m)

Family bathroom

7' 8" x 5' 5" (2.34m x 1.65m)



Outside

Well maintained rear garden with decking and a summerhouse.
Off street parking on the block paved driveway to front.

Additional Information

Council Tax Band F £2,425 per annum.
Local authority Bexley London Borough Council
Current EPC Rating 66
Potential EPC Rating 82

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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