



## Selborne Road, Sidcup, DA14 4QY

EER Rating : Current 40 Potential 69

EIR Rating: Current 33 Potential 60

- Larger than average 3 bedroom semi detached house
- Easy access to Sidcup High Street, shops and station
- Potential to extend to the side (STPP)
- Ideal family home



**Entrance hall**

16' 1" x 6' 4" (4.9m x 1.93m)

**Lounge**

16' 4" x 12' 7" (4.98m x 3.84m)

**Dining room**

16' 4" x 10' 9" (4.98m x 3.28m)

**Kitchen**

12' 1" x 7' 6" (3.68m x 2.29m)

**First floor landing****Bedroom one**

17' 3" x 12' 9" (5.26m x 3.89m)

**Bedroom two**

14' 2" x 11' 6" (4.32m x 3.51m)

**Bedroom three**

10' 0" x 6' 4" (3.05m x 1.93m)

**Bathroom**

7' 3" x 6' 9" (2.21m x 2.06m)

**Separate wc**

4' 2" x 2' 6" (1.27m x 0.76m)

**Outside**

Approx 85' rear garden.

Off street parking to the front and detached garage to the side.

**\*\* AVAILABLE TO VIEW NOW \*\***

**A larger than average 3 bedroom semi detached house located in one of Sidcup's most desirable roads. This tree-line road is located within easy reach of Sidcup High Street, schools and train station and we feel it would make a fantastic family home.**

**The house offers great space and character throughout and also offers potential to extend to the side (STPP) which many other houses in the road have done.**

**Properties in this road always attract plenty of interest so your earliest viewing comes highly recommended.**

The house itself briefly comprises: Entrance hall, front lounge with character fireplace, second reception which leads to a lean-to garden room at the rear. The kitchen features a traditional larder as well as access to the garden. To the first floor is the master bedroom, spacious second bedroom, third bedroom and a bathroom with separate toilet.

Externally there is fantastic potential to extend to the side of the house (STPP) where you will currently find a detached garage. There is a beautiful rear garden which backs onto neighbouring gardens and there is off street parking to the front along with a front garden.

This is a rare opportunity to purchase a spacious house with potential extend (STPP) and located in one of Sidcup's most desirable tree lined roads

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements