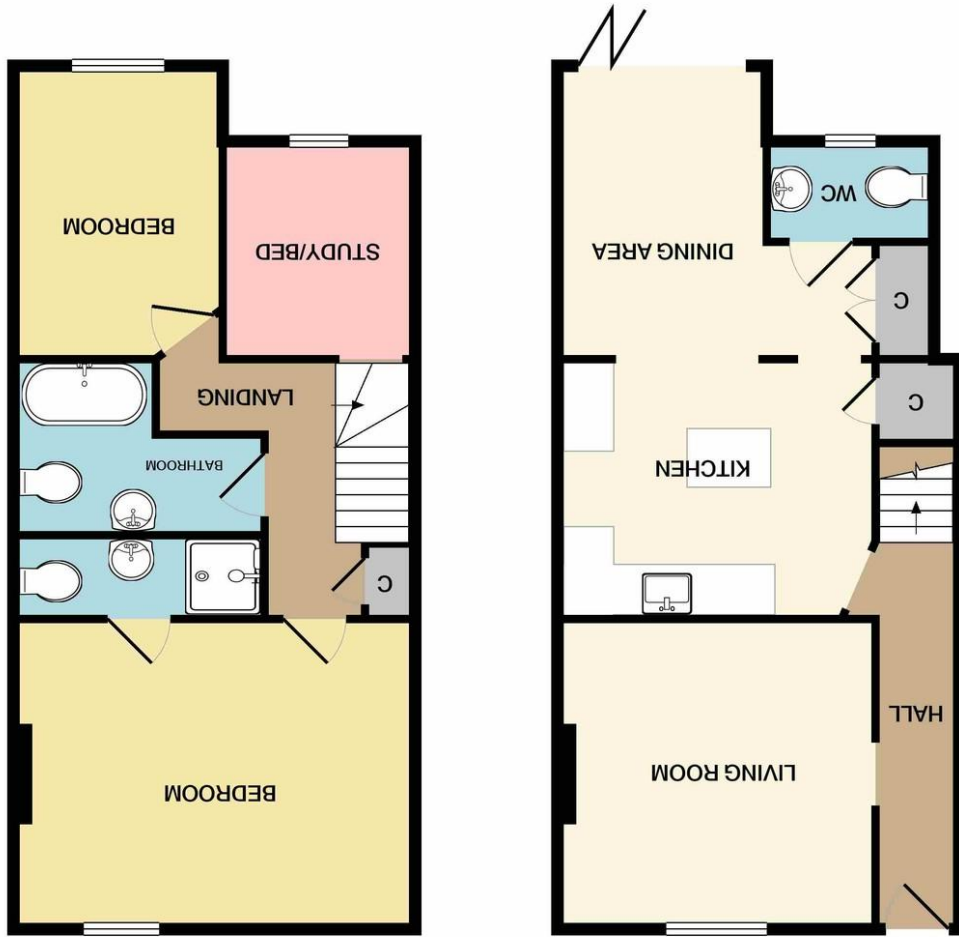


1ST FLOOR
APPROX. FLOOR
AREA 47.1 SQ.M.
(507 SQ.FT.)
TOTAL APPROX. FLOOR AREA 93.4 SQ.M. (1006 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2020

GROUND FLOOR
APPROX. FLOOR
AREA 46.3 SQ.M.
(499 SQ.FT.)



Church Road

Sidcup, DA14 6BX

VIDEO TOUR AVAILABLE

A stunning 3 bedroom period house that has been beautifully presented by the current owners. It has been well extended with a stylish kitchen/diner with central island and bi-fold doors onto an attractive rear garden. It is deceptively spacious, has off street parking and set in a central location.

Main Features

- Stunning 3 bedroom period house
- Extended to provide a stylish kitchen/diner with centre island
- Bi-fold doors onto attractive rear garden
- Downstairs wc and upstairs bathroom
- Master bedroom running full width of the house with ensuite
- Short walk to Sidcup High Street

FULL DESCRIPTION

VIDEO TOUR AVAILABLE

We are pleased to offer to the market this stunning 3 bedroom period house that has been beautifully presented by the current owners and extended to offer a brilliant kitchen/diner. The house sits on the doorstep of Sidcup High Street with a variety of restaurants and shops including Waitrose, and also offers easy access to transport links and Sidcup train station.

The house briefly comprises: Entrance hall, a beautiful front lounge and then to the rear of the house is the well designed kitchen/diner featuring a centre island and a variety of storage and appliances. This flows into a separate dining area with bi-fold doors taking you out to the garden. There is a downstairs cloakroom and utility cupboard all adding to a great layout for a deceptively spacious house.

The first floor features the master bedroom running full width of the house and ensuite, two further bedrooms and bathroom.

Externally there is an attractive rear garden with water feature and seating area all part of a great private garden. There is off street parking to the front.

This is such a stunning house that it will be sure to get interest. Internal viewing comes highly recommended so as to appreciate the condition and space on offer.

Entrance hall

16' 0" x 2' 7" (4.88m x 0.79m)

Lounge

12' 2" x 11' 9" (3.71m x 3.58m)

Kitchen/diner

23' 2" x 12' 7" (7.06m x 3.84m)

Downstairs cloakroom

5' 7" x 3' 5" (1.7m x 1.04m)

First floor landing

Bedroom one

15' 4" x 11' 9" (4.67m x 3.58m)

Ensuite

Bedroom two

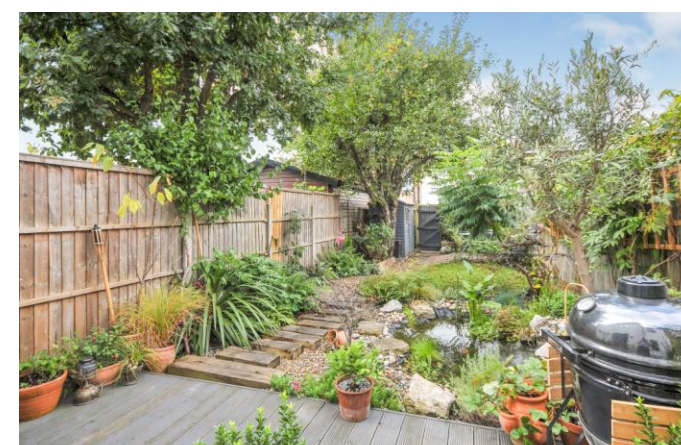
11' 5" x 8' 1" (3.48m x 2.46m)

Bedroom three

8' 6" x 6' 3" (2.59m x 1.91m)

Bathroom

10' 10" x 6' 3" (3.3m x 1.91m)



Outside

Attractive rear garden with water feature and seating area.

Off street parking to the front.

Additional Information

Council Tax Band D £1,745 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 71

Potential EPC Rating 86

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.
D612