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# Priestlands Park Road

Sidcup, DA15 7HJ

Located in one of Sidcup's most desirable roads is this large 3 bedroom semi detached house. The property offers fantastic potential to extend to the side and into the loft (STPP) and we feel it would make a fantastic family home. \*\* CHAIN FREE \*\*

## Main Features

- Large 3 bedroom semi detached house
- Situated in one of Sidcup's most desirable roads
- Potential to extend to the side and loft (STPP)
- Early viewing highly recommended
- Chain Free
- Two reception rooms

## FULL DESCRIPTION

We are pleased to offer for sale this large 3 bedroom semi detached house which is located in one of Sidcup's most desirable roads. The house offers great potential to extend to the side and into the loft (STPP) and we feel it would make a great family home.

The house briefly comprises: Large entrance hall, bay fronted lounge, dining room, kitchen and downstairs w.c. The first floor offers 3

good sized bedrooms and a large family bathroom. Externally there is a garage to the side, off street parking to the front and gardens to the front and rear.

This is a rare opportunity to purchase a house in such a sought after road so your earliest viewing comes highly recommended \*CHAIN FREE\*



## Entrance hall

17' 1" x 4' 6" (5.21m x 1.37m)

## Lounge

18' 8" x 11' 9" (5.69m x 3.58m)

## Dining room

14' 8" x 11' 9" (4.47m x 3.58m)

## Kitchen

10' 5" x 7' 9" (3.18m x 2.36m)

## Downstairs wc

5' 6" x 2' 7" (1.68m x 0.79m)

## First floor landing

## Bedroom one

15' 6" x 11' 9" (4.72m x 3.58m)

## Bedroom two

14' 9" x 11' 9" (4.5m x 3.58m)

## Bedroom three

10' 5" x 8' 0" (3.18m x 2.44m)

## Bathroom/shower room

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

## Outside

Gardens to the front and rear.

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

## Additional Information

Council Tax Band F £2,425 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 64

Potential EPC Rating 84

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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