

TOTAL APPROX. FLOOR AREA 153.0 SQ.M. (1647 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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# Bexley Lane

Sidcup, DA14 4JW

A beautifully presented 5 bedroom extended chalet house which offers a great feeling of space throughout and sits on a corner plot in a highly desirable location, close to local schools, station, shops and Footscray Meadows.. This larger style chalet has been well extended and we feel would make a great family home

## Main Features

- Beautifully presented and extended 5 bedroom chalet house
- Corner plot location
- Easy access to sought after schools, shops, train station and Footscray Meadows
- Kitchen/diner with centre island bi-fold doors
- Large garage and off street parking
- Two receptions

## FULL DESCRIPTION

We are pleased to offer to the market this highly desirable five bedroom extended chalet house which sits on a corner plot in a popular location, providing easy access to local schools, station, shops and the open fields of Footscray Meadows.

The house briefly comprises: Entrance hall, a large front lounge, dining room, an extended kitchen/diner which features a centre island and bi-fold doors to the garden, downstairs wc and a 5th bedroom which can also be used as a

study/office. The first floor features four bedrooms and a large family bathroom.

Externally there is plenty of off street parking with this house being nicely set back from the road and there is also a beautiful garden and a large garage.

This property we feel would make a fantastic family home for any buyer and your earliest internal viewing is recommended as it will be sure to get interest due to its space, condition and a location.

## Entrance hall

16' 1" x 8' 6" (4.9m x 2.59m)

## Downstairs wc

6' 1" x 5' 3" (1.85m x 1.6m)

## Lounge

17' 5" x 13' 4" (5.31m x 4.06m)

## Dining room

14' 8" x 13' 5" (4.47m x 4.09m)

## Kitchen/diner

21' 7" x 12' 2" (6.58m x 3.71m)

## Bedroom five

10' 9" x 8' 6" (3.28m x 2.59m)

## First Floor Landing

## Bedroom one

11' 10" x 11' 7" (3.61m x 3.53m)

## Bedroom two

11' 4" x 11' 3" (3.45m x 3.43m)

## Bedroom three

11' 7" x 9' 1" (3.53m x 2.77m)

## Bedroom four

7' 11" x 6' 9" (2.41m x 2.06m)

## Bathroom

10' 3" x 9' 8" (3.12m x 2.95m)



## Outside

Ample off street parking to the front on driveway set back from the road.  
Large garage.  
Beautiful rear garden.

## Additional Information

Council Tax Band F £2,425 per annum.  
Local authority Bexley London Borough Council  
Current EPC Rating 60  
Potential EPC Rating 77

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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