

Total floor area 92.8 sq.m. (999 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



Woodside Road

Sidcup, DA15 7JQ

A larger than average 2 bedroom period house that offers a great combination of character with a modern décor and extension. Popular location that offers just a short walk to the local shops, schools, and also gives access to Sidcup and New Eltham train station. Internal viewing comes highly recommended so as to appreciate the deceptive amount of space on offer and its excellent condition.

Main Features

- Larger than average 2 bedroom period house
- Combining character and modern decor
- Short walk to local shops and schools
- Easy access to Sidcup & New Eltham station
- Internal viewing a must
- Two receptions

FULL DESCRIPTION

A larger than average 2 bedroom period house that offers a great combination of character but with a modern décor and extension. This is a really good sized 2 bedroom house and it has been well presented and designed by the current owner that it gives someone the chance to buy a house where they can just simply move in with no work needed.

The property is in a very popular location that offers a short walk to the local parade of shops as well as offering access to some highly sought after schools plus Sidcup and New Eltham train

station. The house briefly comprises of: Entrance hall, a front lounge that really highlights the character and décor of this beautiful house, a modern kitchen to the rear that flows nicely into another seating area/reception and then there is also a downstairs shower room. On the first floor there are two good sized bedrooms and a family bathroom. Externally there is a well designed rear garden with seating area and then a front garden too.

This is a fantastic example of a period house that has been presented to a high standard and that sits in a location that gives access to local shops, schools and train stations. Internal viewing comes highly recommended so as to appreciate the space and condition of this larger than average period house.

Entrance hall

Lounge

12' 1" x 11' 1" (3.68m x 3.38m)

Kitchen

8' 1" x 8' 0" (2.46m x 2.44m)

Dining room

14' 4" x 8' 4" (4.37m x 2.54m)

Utility room

6' 9" x 4' 8" (2.06m x 1.42m)

Downstairs shower room

6' 9" x 5' 6" (2.06m x 1.68m)

First floor landing

Bedroom one

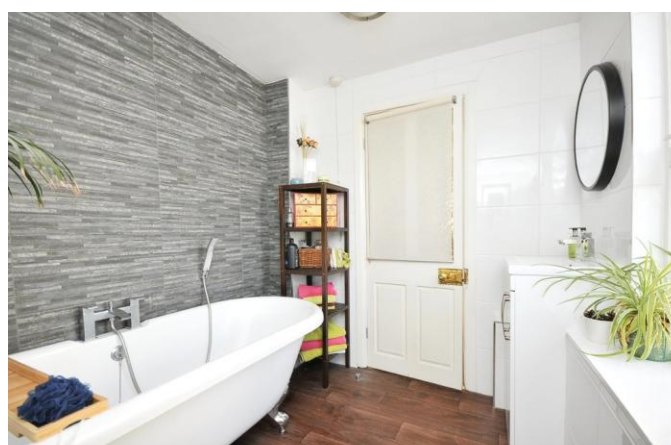
14' 6" x 12' 2" (4.42m x 3.71m)

Bedroom two

12' 0" x 9' 5" (3.66m x 2.87m)

Bathroom

8' 5" x 6' 9" (2.57m x 2.06m)



Outside

Well designed rear garden with seating area.

Additional Information

Council Tax Band C £1,642 per annum.
Local authority Bexley London Borough Council
Current EPC Rating 56
Potential EPC Rating 79

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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