



Langford Place

Sidcup, DA14 4AZ

A 3 bedroom terrace house located in a prime location for Sidcup train station, shops and the schools. There is a garage to the rear and it is offered to the market CHAIN FREE.

Main Features

- 3 bedroom mid terrace house
- Ideal first time buy
- Prime location for local amenities
- Close to Sidcup station
- Chain Free
- Front and rear gardens

FULL DESCRIPTION

We are pleased to offer to the market this three bedroom terrace house located in a prime location for Sidcup train station, shops and schools. This house would make a great first time buy or purchase for anyone making that next step on the property ladder.

The property briefly comprises: Small entrance hall with door to living room and then a door from the living room to the rear kitchen/diner with access to the garden. The first floor benefits from three bedrooms and a bathroom. Externally there are front and rear gardens and a garage. ** CHAIN FREE **

Entrance hall

Door into:

Lounge

15' 3" x 15' 3" (4.65m x 4.65m)

Kitchen/diner

15' 3" x 9' 8" (4.65m x 2.95m)

First floor landing

Bedroom one

14' 4" x 9' 5" (4.37m x 2.87m)

Bedroom two

10' 0" x 9' 6" (3.05m x 2.9m)

Bedroom three

8' 6" x 5' 6" (2.59m x 1.68m)

Bathroom

6' 7" x 5' 6" (2.01m x 1.68m)

Outside

Gardens to the front and rear.

Garage en bloc.

Additional information

The following information has been supplied by the vendor and should be verified by the purchaser and/or solicitor prior to exchange of contracts.

Council Tax: Band D - £1,679 per annum.

EER Rating: 67 EIR Rating: 64

Local authority: Bexley London Borough Council

Directions

From our Sidcup office turn left and proceed along Station Road, at the traffic lights turn left into Hatherley Crescent, immediate right into Hatherley Road and take the third turning on the right into Langford Place. Closest Stations: Sidcup (0.25 mi) Albany Park (1.04 mi) New Eltham (1.44 mi) Closest Schools: Birkbeck Primary School (0.16 mi) Chislehurst and Sidcup Grammar School (0.43 mi)



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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612