





# The Drive

Sidcup, DA14 4ER

Situated on a wide plot is this impressive three bedroom detached house. The property offers fantastic potential to extend or develop (STPP) and is located in one of Sidcup's most desirable roads, within easy access of Sidcup train station, shops and schools.. The house benefits from great downstairs living space and a large in/out driveway.

## Main Features

- Impressive three bedroom detached house
- Wide plot
- Potential to extend or develop (STPP)
- Easy access to Sidcup station, shops and schools
- In/out driveway to the front and good sized garage
- Two reception rooms

## FULL DESCRIPTION

We are pleased to offer for sale this impressive three bedroom detached house which sits on a wide plot in one of Sidcup's most desirable roads. The house offers great potential to extend or develop (STPP) and could be a fantastic family home or investment.

The property briefly comprises: Entrance porch, entrance hall, dining room, a large living room, kitchen, utility room and cloakroom. To the first floor there are three double bedrooms, one

ensuite and a family bathroom. Externally there is an in/out driveway to the front and a well maintained rear garden plus a good sized garage.

This is a grand house with great potential and all sitting in a location that gives easy access to Sidcup train station, shops and schools. Internal viewing is highly recommended.

### Entrance porch

14' 6" x 6' 1" (4.42m x 1.85m)

### Entrance hall

10' 10" x 8' 4" (3.3m x 2.54m)

### Downstairs wc

4' 7" x 4' 6" (1.4m x 1.37m)

### Lounge

25' 8" x 16' 4" (7.82m x 4.98m)

### Dining room

19' 7" x 14' 1" (5.97m x 4.29m)

### Kitchen

16' 1" x 9' 1" (4.9m x 2.77m)

### Lean-to

17' 2" x 9' 6" (5.23m x 2.9m)

### First floor landing

### Bedroom one

16' 4" x 9' 9" (4.98m x 2.97m)

### Bedroom two

16' 8" x 10' 4" (5.08m x 3.15m)

### Bedroom three

11' 5" x 9' 1" (3.48m x 2.77m)

### Ensuite

9' 1" x 4' 9" (2.77m x 1.45m)

### Bathroom

6' 9" x 6' 4" (2.06m x 1.93m)



## Outside

Well maintained rear garden.

In/out driveway to the front and good sized garage (34'2 x 14'0 max)

## Additional Information

Council Tax Band F £2,520 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 67

Potential EPC Rating 80

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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