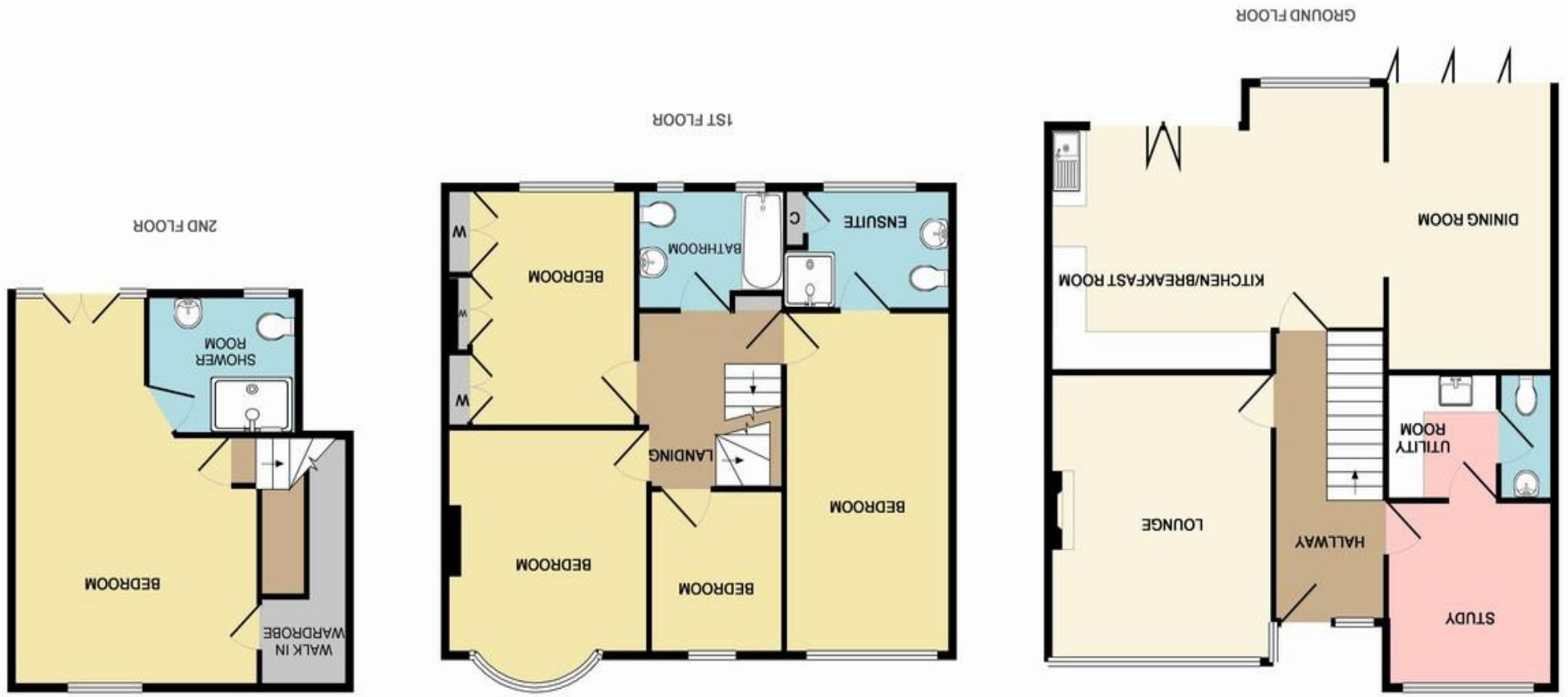


Measurements are approximate. Not to scale. Illustrative purposes only
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Craybrooke Road

Sidcup, DA14 4HL

VIDEO TOUR AVAILABLE

Superbly extended five bedroom semi detached house which would make an ideal family home. Situated within walking distance of Sidcup High Street. ** Kitchen/breakfast room with bi-fold doors ** Master bedroom to second floor with ensuite and Juliette style balcony **

Main Features

- Superbly extended five bedroom semi detached house
- Kitchen/breakfast room with bi-fold doors
- Separate dining room and downstairs study
- Master bedroom to second floor with ensuite and Juliette style balcony
- Off street parking to the front for several cars
- Rear garden laid to lawn

FULL DESCRIPTION

VIDEO TOUR AVAILABLE

We are pleased to have been instructed as sole agents to market this superbly extended five bedroom semi detached house. In our opinion this would make an ideal family home due to the overall space on offer and the condition throughout. It is well presented and briefly comprises: Entrance hall with solid oak flooring, flowing through to the front lounge with attractive feature fireplace, front study room, downstairs cloakroom and utility room. To the rear of the property is the fantastic kitchen/breakfast room which features bi-fold doors to the rear garden

and flows nicely through to the separate dining room, which also offers stylish bi-fold doors to the rear garden.

To the first floor is bedroom two with modern ensuite shower room, three further bedrooms and the family bathroom. From the first floor landing area stairs to the second floor landing housing the master bedroom with velux window to the front, Juliette style balcony to the rear and walk-in wardrobe and ensuite shower room.

Externally there is a rear garden laid to lawn with patio and decking areas and off street parking to the front for several cars.

In our opinion this property would make an ideal family home - the space, condition and location will sure to attract interest and internal viewing comes highly recommended.

Entrance porch

Entrance hall

Downstairs cloakroom

Lounge

15' 4" x 13' 0" (4.67m x 3.96m)

Dining room

15' 3" x 9' 10" (4.65m x 3m)

Study

9' 10" x 9' 0" (3m x 2.74m)

Kitchen/Breakfast Room

19' 10" x 13' 7" (6.05m x 4.14m)

First floor landing

Bedroom two

18' 4" x 9' 9" (5.59m x 2.97m)

Ensuite

9' 9" x 6' 9" (2.97m x 2.06m)

Bedroom three

15' 2" x 11' 10" (4.62m x 3.61m)

Bedroom four

13' 1" x 8' 9" (3.99m x 2.67m)



Bedroom five

8' 8" x 7' 9" (2.64m x 2.36m)

Family bathroom

8' 4" x 7' 2" (2.54m x 2.18m)

Second floor landing

Master bedroom

21' 2" x 13' 10" (6.45m x 4.22m)

Ensuite

8' 7" x 6' 10" (2.62m x 2.08m)

Outside

Front garden with off street parking for several cars.
Rear garden laid to lawn with patio and decking area.

Additional Information

Council Tax Band F £2,520 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 63

Potential EPC Rating 76

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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