



# Ruxley Close

Sidcup, DA14 5LS

## VIDEO TOUR AVAILABLE

A very well presented 3 bedroom semi detached house located in this popular close. The house offers a great open plan living room perfect for entertaining and we feel would make a great family home.

## Main Features

- 3 bed semi detached family home
- Open plan living/kitchen area
- Family bathroom
- Rear garden with patio area
- Garage and off street parking
- Close to local transport links, shops and schools

## FULL DESCRIPTION

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Offered to the market is this well presented 3 bedroom semi detached house. The property features a great open plan living room perfect for entertaining and we feel would make a great family home.

The house itself briefly comprises: Entrance porch, entrance hall, a large open plan living room which consists of a lounge area flowing into a rear dining area which is open plan to the modern kitchen. The living room is extremely well presented and also provides access to the rear garden. The first floor offers 3 good sized bedrooms and a neutral family bathroom. Externally there is a lawned rear garden with patio area, a garage and then off street parking to the front.

The house sits in a popular close that offers access to local transport links, shops and schools.

## Entrance hall

## Open plan lounge/diner/kitchen

25' 7" x 17' 7" (7.8m x 5.36m)

## First floor landing

## Bedroom one

14' 6" x 11' 9" (4.42m x 3.58m)

## Bedroom two

10' 11" x 10' 7" (3.33m x 3.23m)

## Bedroom three

7' 7" x 6' 6" (2.31m x 1.98m)

## Bathroom

## Outside

Rear garden laid to lawn

Off street parking to front and garage to side.

## 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 - £1,745 per annum.

EER Rating: 65 EIR Rating: 0

Local authority: Bexley London Borough Council

## Directions

From our Sidcup office turn left and proceed along Station Road, at the second set of traffic lights turn left into Sidcup High Street high in turn becomes Sidcup Hill. Continue straight over at the traffic lights into Maidstone Road. At the roundabout take the second exit left into North Cray Road and Ruxley Close is the first turning on the left hand side.

Closest Stations: Albany Park (1.32 mi) Sidcup (1.59 mi) St Mary Cray (1.74 mi) Closest Schools: Hope Community School (0.42 mi) St Peter Chanel Catholic Primary School (0.55 mi) Merton Court School (0.82 mi) Kemnal Technology College (0.78 mi) Cleeve Park School (0.96 mi)



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