



# Knole Gate

Sidcup, DA15 7JL

## VIDEO TOUR AVAILABLE

A well presented 2 bedroom terrace house that we feel would make a fantastic first time buy or investment. The house sits in a popular location that provides access to Sidcup train station, shops and schools, it comes with allocated parking and offers a modern decor throughout.

## Main Features

- Well presented 2 bedroom terraced house
- Ideal first time buy
- Access to Sidcup station, shops and schools
- Allocated parking space
- Modern decor
- Open plan lounge/kitchen area

## FULL DESCRIPTION

### VIDEO TOUR AVAILABLE

Offered to the market is this sought after 2 bedroom terrace house. The house sits in a popular close which provides access to Sidcup train station, shops and schools and we feel would make a fantastic first time buy or first house. The property briefly comprises: Front door, entrance hall, a lounge which is open plan to a modern kitchen with a range of appliances. The lounge flows into a rear conservatory and then further on to a rear garden. The first floor of this house has a large main bedroom with range of fitted wardrobes, good size second bedroom and bathroom. The landing provides access to the loft.

Externally there is a front garden, rear garden and allocated parking.

This is a fantastic chance to purchase a 2 bedroom house and we feel it would make a great first house.

## Entrance hall

### Open plan lounge/kitchen area

21' 3" x 13' 1" (6.48m x 3.99m)

### Conservatory

12' 4" x 9' 10" (3.76m x 3m)

### First floor landing

6' 4" x 3' 5" (1.93m x 1.04m)

### Bedroom one

10' 5" x 9' 7" (3.18m x 2.92m)

### Bedroom two

10' 8" x 6' 5" (3.25m x 1.96m)

### Bathroom

6' 8" x 6' 4" (2.03m x 1.93m)

### Outside

Rear paved garden.

Allocated parking space.

## 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 C - £1,551 per annum.

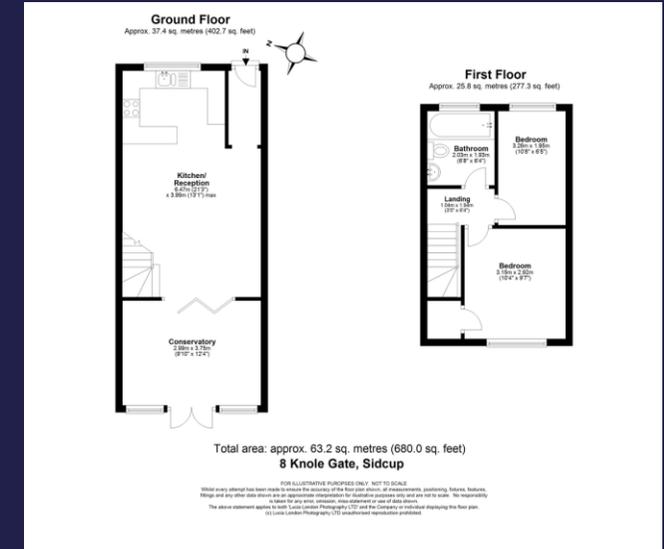
Local authority: Bexley London Borough Council

EER Rating: 69

## Directions

From our Sidcup office turn left and under the railway bridge. At the traffic lights turn right into Longlands Road. Take the second turning on the left into Woodside Road then first right into Woodside Crescent and Knole Gate is the first turning on the right hand side. Closest Stations: Sidcup (0.61 mi) New Eltham (0.90 mi) Albany Park (1.57mi) Closest Schools: Longlands Primary School (0.04 mi) Dulverton Primary School (0.52 mi) Chislehurst and Sidcup Grammar School (0.83 mi)

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



128, Station Road, Sidcup, DA15 7AF

Tel: 020 8300 6761

E: [info@drewery.co.uk](mailto:info@drewery.co.uk) [www.drewery.co.uk](http://www.drewery.co.uk)