





# Hemmings Close

Sidcup, DA14 4JR

## VIDEO TOUR AVAILABLE

A well presented 4 bedroom detached house that sits in the highly sought after location of Hemmings close. This detached house offers easy access to Sidcup train station, shops and some of the borough's most sought after schools so we feel it would make a great family home. It features off street parking, a downstairs office, utility room and backs onto local parkland. This is a great chance to purchase a well presented detached house in a central location.

## Main Features

- Well presented 4 bedroom detached house
- Sought after location
- Easy access to Sidcup station, shops and sought after schools
- Backing onto parkland
- Ideal family home
- Two reception rooms

## FULL DESCRIPTION

### VIDEO TOUR AVAILABLE

Offered to the market for sale is this well presented 4 bedroom detached house that is positioned in a central location offering easy access to Sidcup train station, shops, and some of the borough's most sought after schools. The house is well presented throughout and briefly comprises of: Entrance hall, a well presented lounge with doors to the garden and that also flows nicely into a separate dining room. There is

a modern kitchen with breakfast bar and range of appliances, this then flows into a separate utility room. There is a downstairs w.c and an office/study. The first floor offers a master bedroom with en-suite, bedrooms two and three both have great views over the rear parkland and then there is bedroom four and the family bathroom.

Externally you will find a private rear garden with lawn and patio seating area and then there is a large 31'6 long garage with off street parking to front.

This is a well presented and deceptively spacious detached house. It sits in a popular and convenient location and we feel would certainly make a fantastic family home.

### Entrance hall

### Lounge

16' 6" x 10' 6" (5.03m x 3.2m)

### Dining room

10' 11" x 8' 1" (3.33m x 2.46m)

### Kitchen

10' 10" x 7' 9" (3.3m x 2.36m)

### Utility room

### Study/office

8' 11" x 7' 3" (2.72m x 2.21m)

### Downstairs wc

### First floor landing

### Bedroom one

13' 10" x 10' 4" (4.22m x 3.15m)

### Bedroom two

11' 1" x 8' 9" (3.38m x 2.67m)

### Bedroom three

8' 9" x 8' 2" (2.67m x 2.49m)

### Bedroom four

8' 5" x 8' 1" (2.57m x 2.46m)

### Bathroom



## Outside

Private rear garden with lawn and patio seating area  
Large 31'6 long garage to the side and off street parking.

## Additional Information

Council Tax Band G £3,078 per annum.  
Local authority Bexley London Borough Council  
Current EPC Rating 63  
Potential EPC Rating 82

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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