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# Meadow View

Sidcup, DA15 9BL

VIDEO TOUR AVAILABLE

A spacious and well presented 4/5 bedroom semi detached house positioned in a desirable road providing easy access to the local shops, schools and transport links. Offering ample off street parking to the front and also featuring a large garage/office, workshop to the rear. Early viewing highly recommended.

## Main Features

- Spacious & well presented 4/5 bedroom semi detached house
- Highly desirable road
- Easy access to shops, schools and transport links
- Rear reception opening to extended kitchen/diner
- Downstairs shower room & upstairs family bathroom
- Off street parking to the front

## FULL DESCRIPTION

VIDEO TOUR AVAILABLE  
Offered for sale is this large and well presented 4/5 bedroom semi detached house. This property offers a great feeling of space and we feel it would make a brilliant family home for any buyer. Situated in a desirable road that offers easy access to the local shops, schools and transport links, it will be sure to get interest so your earliest appointment comes highly recommended to avoid missing out.

The house briefly comprises of: a large entrance hall, front reception room, a second reception which then leads on through to an extended rear kitchen/diner. The kitchen/ diner features a centre island and separate dining area all overlooking the rear garden. The kitchen also then leads off into a utility room and downstairs shower room. The first floor has a huge main family bathroom and four bedrooms. Externally there is ample off street parking to the front, a lawned rear garden with patio seating area and a large rear garage, workshop/office.

This is a really great chance to purchase a large family home in such a popular road. Internal viewing comes highly recommended.

### Entrance hall

13' 0" x 9' 1" (3.96m x 2.77m)

### Front lounge/bedroom five

11' 4" x 9' 9" (3.45m x 2.97m)

### Main open plan reception

15' 2" x 15' 2" (4.62m x 4.62m)

### Kitchen

20' 4" x 10' 4" (6.2m x 3.15m)

### Utility room

10' 0" x 6' 6" (3.05m x 1.98m)

### Downstairs shower room

8' 7" x 8' 4" (2.62m x 2.54m)

### First floor landing

14' 6" x 9' 10" (4.42m x 3m)

### Bedroom one

16' 0" x 8' 11" (4.88m x 2.72m)

### Bedroom two

13' 0" x 8' 11" (3.96m x 2.72m)

### Bedroom three

13' 7" x 8' 1" (4.14m x 2.46m)

### Bedroom four

9' 6" x 8' 1" (2.9m x 2.46m)

### Bathroom

14' 6" x 7' 5" (4.42m x 2.26m)



## Outside

Rear garden laid to lawn. Outbuilding comprising workshop, office and garage.  
Off street parking to the front for several cars.

## Additional Information

Council Tax Band D £1,847 per annum.  
Local authority Bexley London Borough Council  
Current EPC Rating 69  
Potential EPC Rating 78

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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