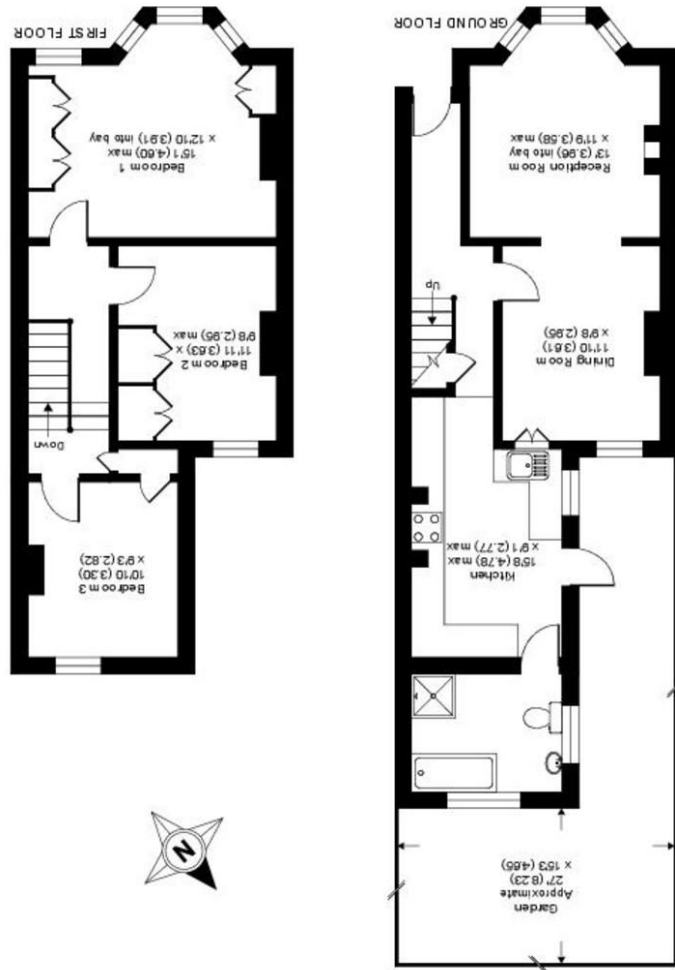


Plan produced in accordance with the RICS Professional Standard (RICS Rule 2018, Measurement Standard, 1st Edition, 2018).
 For further information please contact the Surveyor: 020 8300 6761



Bedford Road, Sidcup, DA15
 Approximate Area = 1027 sq ft / 95.4 sq m
 For information only - Not to scale



Bedford Road
 Sidcup, DA15 7JP

Bedford Road

Sidcup, DA15 7JP

VIDEO TOUR AVAILABLE

A spacious 3 bedroom period family home that sits in a desirable location great for schools, shops and transport links. This character property offers a great feeling of space with its tall ceilings and large rooms that it would make a great family home and it also offers further potential to extend to the rear and into the loft (STPP). Offered to the market CHAIN FREE and internal viewing comes highly recommended.

Main Features

- 3 bedroom mid terrace period house
- Potential to extend (STPP)
- Through lounge with separate dining area
- Kitchen with direct access to the garden
- Downstairs bathroom
- 3 double bedrooms

FULL DESCRIPTION

VIDEO TOUR AVAILABLE

A large 3 bedroom period house that offers a great feeling of space and character and one that sits in such a desirable location. The property sits in a very popular road that offers easy access to the local shops, transport links and some fantastic schools, therefore making it a great family home for any potential buyer. The characteristic

features of tall ceilings and large rooms typical of this era of build are evident and the accommodation briefly comprises of: Entrance hall, a front reception that flows nicely into a second reception making a great lounge and dining area and the rear kitchen which offers access onto the rear garden and also gives access through to the family bathroom. The first floor offers three good sized bedrooms with the master in particular offering great space covering the full width of the house.

Externally there is a front garden and well maintained rear garden and we really feel this would make a great family home. It offers potential to extend (STPP) whether it be into the loft or to the rear and is offered to the market chain free.

Entrance hall

Lounge

13' 0" x 11' 9" (3.96m x 3.58m)

Dining room

11' 10" x 9' 8" (3.61m x 2.95m)

Kitchen

15' 8" x 9' 1" (4.78m x 2.77m)

Downstairs bathroom

First floor landing

Bedroom one

15' 1" x 12' 10" (4.6m x 3.91m)

Bedroom two

11' 11" x 9' 8" (3.63m x 2.95m)

Bedroom three

10' 10" x 9' 3" (3.3m x 2.82m)



Outside

Garden to rear laid to lawn with paved areas.

Additional Information

Council Tax Band D £1,847 per annum.
Local authority Bexley London Borough Council
Current EPC Rating 63
Potential EPC Rating 83

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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