



# Woodside Road

Sidcup, DA15 7JQ

An extended 2 bedroom period house that offers a great combination of character features with a modern open plan layout. The house sits in a highly desirable road offering access to local train stations, shops and some fantastic schools. \* CHAIN FREE \*

## Main Features

- Extended 2 bedroom period house
- Modern open plan layout
- Chain Free
- Easy access to train station, shops and schools
- Rear garden
- Open plan kitchen/living room

## FULL DESCRIPTION

Offered to the market chain free is this 2 bedroom period house. The house offers a great combination of character features but with a modern open plan layout. We feel this would make a fantastic first house or a great purchase for anyone looking to downsize. It briefly comprises of: Entrance porch, entrance door, front lounge with feature fireplace. This then leads on to a large open plan kitchen/ living room where another lounge area flows into a large kitchen with range of storage and also with access to the garden. The first floor offers two double bedrooms and a large family bathroom. There is also a staircase from the main bedroom to the loft where this could easily be converted to a study/ office. Externally there is a rear garden with outbuilding and small front garden.

Offered to the market chain free this is a great chance to purchase a period house but with a modern twist.

## Entrance hall

### Lounge

11' 10" x 9' 10" (3.61m x 3m)

### Dining room

13' 5" x 11' 10" (4.09m x 3.61m)

### Kitchen

11' 8" x 11' 10" (3.56m x 3.61m)

### First floor landing

### Bedroom one

11' 10" x 10' 4" (3.61m x 3.15m)

### Bedroom two

10' 6" x 8' 0" (3.2m x 2.44m)

### Bathroom

11' 7" x 7' 2" (3.53m x 2.18m)

### Outside

Rear garden with outbuilding and small front garden.

## ADDITIONAL INFORMATION

Please note the internal photographs were taken prior to the property being let in 2019 and therefore are for guidance only.

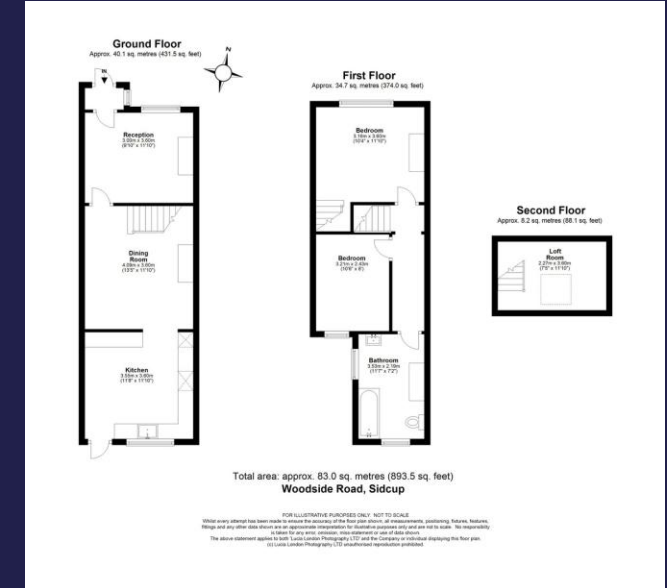
## Additional information

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 - £1,642 per annum.  
EER Rating: 65  
Local authority: Bexley London Borough Council

## Directions

From our Sidcup office turn left into Station Road and proceed under the railway bridge. Continue over the traffic lights until the very end of Station Road where you will come to a cross roads. Turn right into Main Road and Woodside Road is the seventh turning on the right. Closest Stations: Sidcup (0.66 mi) New Eltham (0.95 mi) Albany Park (1.60 mi) Closest Schools: Longlands Primary School (0.08 mi) Chislehurst and Sidcup Grammar School (0.87 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)