



# Northcote Road

Sidcup, DA14 6PN

## VIDEO TOUR AVAILABLE

A modern and beautifully presented 2 bedroom bungalow that sits in a secure gated development of just 3 properties. This stunning property is ready for any buyer to simply move straight into with everything about this place, even down to the finer details, all presented to such a high standard.

## Main Features

- Modern, beautifully presented 2 bedroom bungalow
- Secure gated development of just 3 properties
- Ready to move into
- Popular location
- Chain Free
- Large open plan living area
- Built approx. 2017
- Easy to maintain garden with artificial lawn

## FULL DESCRIPTION

### VIDEO TOUR AVAILABLE

Offered for sale is this truly stunning 2 bedroom bungalow. This beautiful property is ready for any buyer to simply move straight into with everything even down to the finer details all presented to such a high standard. It will appeal to a wide audience such as commuters, small families but in particular those who are downsizing. This is a rare chance to purchase a modern bungalow that

certainly offers a 'wow' factor and makes it stand out from other bungalows in the area.

The property briefly comprises of: A secure gated entrance, a pathway with flower beds and lighting, entrance door, entrance hall with storage, it then flows nicely into a large open plan living area. This is a spectacular room which shows off its fantastic ceiling height and modern layout. It offers so much natural light with doors to the garden and a large floor to ceiling window which makes a real statement for the room. The living room is open plan to the kitchen which is again in great condition with a range of appliances and storage. There are 2 bedrooms with the property and an immaculate family shower room. Externally there is parking to the front and an easy maintenance rear garden with artificial lawn and decking area.

The property sits in a desirable location that offers easy access to local shops, restaurants and transport links and will appeal to a wide range of buyers due to this and its standout condition.

## Entrance hall

### Lounge

24' 2" x 15' 9" (7.37m x 4.8m)

### Kitchen

9' 2" x 7' 0" (2.79m x 2.13m)

### Bedroom one

12' 8" x 12' 4" (3.86m x 3.76m)

### Bedroom two

9' 9" x 8' 0" (2.97m x 2.44m)

### Bathroom



## Outside

Landscaped rear garden 20'0 x 10'6

## Additional Information

Council Tax Band D £1,847 per annum.

Local authority

Current EPC Rating 80

Potential EPC Rating 94

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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