



Blackhorse Road

Sidcup, DA14 6ET

VIDEO TOUR AVAILABLE

A deceptively spacious 2 bedroom end of terrace house. This period house offers a mixture of character and charm and sits on the doorstep of Sidcup High Street with its variety of shops and coffee bars. We feel this would make a fantastic first time buy or for anyone looking to downsize and be close to all the local amenities. ** CHAIN FREE **

Main Features

- Deceptively spacious 2 bedroom end of terrace house
- Stone's throw from Sidcup High Street shops, cafes and restaurants
- Chain free
- Ideal first time buy or for someone looking to downsize
- Character features

FULL DESCRIPTION

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Offered for sale is this deceptively spacious 2 bedroom end of terrace house situated in a small road that sits just off of Sidcup High Street and really feels as if you are stepping back in time with it's character houses.

The house is offered chain free and briefly comprises of: Entrance porch, a large through lounge/diner which shows off the property's character and tall ceilings, a kitchen which gives access to the rear garden and then there is a rear bathroom as well as two double bedrooms to the first floor.

Externally there is a rear garden with rear access.

It is positioned in a road full of character and one that offers easy access to Sidcup train station and sits on the doorstep of Sidcup High Street. Internal viewing comes highly recommended so as to appreciate the character and space with this house.

Entrance hall

Lounge

13' 10" x 10' 6" (4.22m x 3.2m)

Dining area

13' 10" x 10' 11" (4.22m x 3.33m)

Kitchen

10' 5" x 7' 8" (3.18m x 2.34m)

Downstairs bathroom

7' 8" x 5' 5" (2.34m x 1.65m)

First floor landing

Bedroom one

13' 10" x 11' 2" (4.22m x 3.4m)

Bedroom two

10' 11" x 9' 2" (3.33m x 2.79m)

Outside

Paved rear garden with rear access.

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.

Local authority: Bexley London Borough Council

EER Rating: 56

Directions

From our Sidcup office turn left and under the railway bridge. Proceed straight across the traffic lights to the end of Station Road. At the crossroads turn left into Sidcup High Street. The second turning on the right is Blackhorse Road. Closest Stations: Sidcup (0.63 mi) Albany Park (1.17 mi) New Eltham (1.67 mi) Closest Schools: West Lodge School (0.31 mi) Benedict House Preparatory School (0.34 mi) Cleeve Park School (0.72 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 www.drewery.co.uk