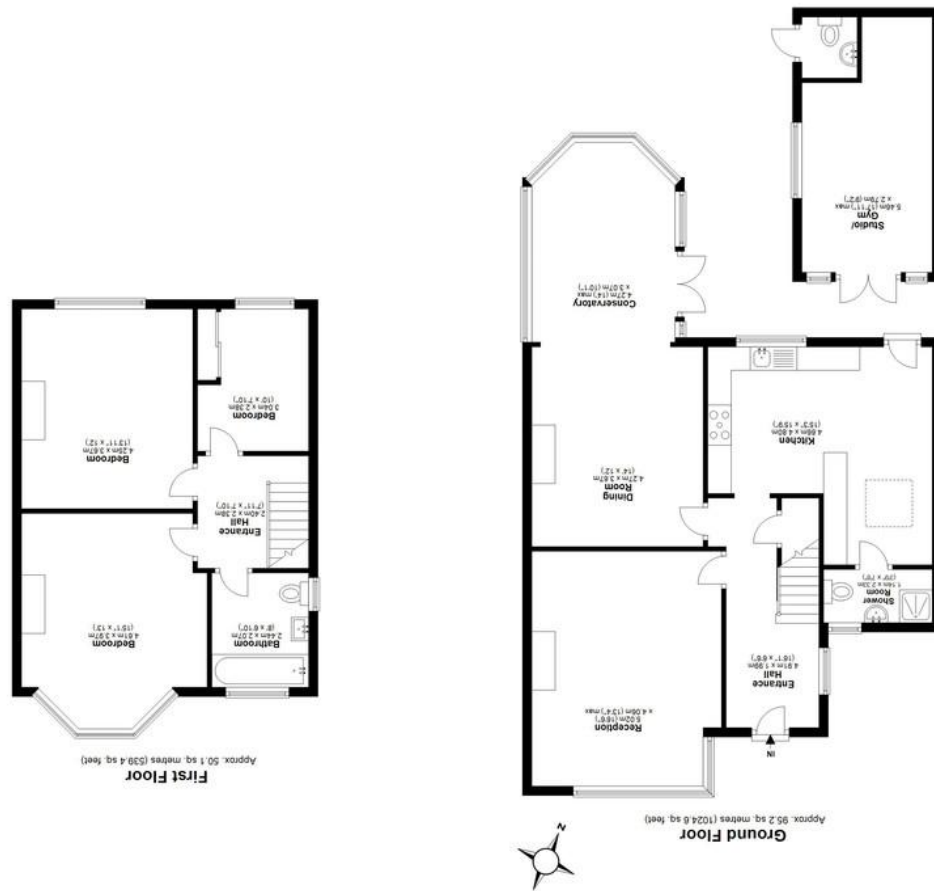


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Longlands Road, Sidcup  
Total area: approx. 145.3 sq. metres (1564.0 sq. feet)



# Longlands Road

Sidcup, DA15 7LB

## VIDEO TOUR AVAILABLE

A larger than average 3 bedroom semi detached house that has been well presented and well extended by the current owners. The property offers spacious rooms and a nice feel of character throughout along with off street parking to the front and a large rear garden which backs onto the local playing fields. This house we feel would make a great family home and sits in a location that offers a short walk to the local shops, train station and some great schools. **\*\*CHAIN FREE \*\* IDEAL FAMILY HOME \*\***

## Main Features

- Larger than average 3 bedroom semi detached house
- Chain Free
- Potential to extend further (STPP)
- Rear conservatory
- Large rear garden with outbuilding - ideal for games room/office
- Off street parking to the front

## FULL DESCRIPTION

### VIDEO TOUR AVAILABLE

Offered to the market is this larger than average 3 bedroom semi detached house which offers a great feel of space and character throughout. The house has been well presented by the current owners and benefits from a ground floor

extension plus offers future potential to extend (STPP).

Situated in a highly sought after location just a short walk from Sidcup train station, shops and some great schools. The house briefly comprises of: A character porch entrance and entrance hall, a large front lounge with character fireplace, a dining room that flows nicely into a rear conservatory and then the kitchen which has been extended and features a breakfast bar and access to the rear garden. The downstairs living space also benefits from a shower room and wc. The first floor features a family bathroom a three good sized bedrooms with two of the rooms offering great views over the rear playing fields.

Externally there is off street parking to the front. To the rear is a large lawned rear garden and outbuilding which has power and would make a great office or games room.

Houses such as this are always hugely in demand so we advise your earliest appointment to avoid missing out. CHAIN FREE

### Entrance hall

16' 1" x 6' 6" (4.9m x 1.98m)

### Lounge

16' 6" x 13' 4" (5.03m x 4.06m)

### Dining room

14' 0" x 12' 0" (4.27m x 3.66m)

### Conservatory

14' 0" x 10' 1" (4.27m x 3.07m)

### Kitchen

15' 9" x 15' 3" (4.8m x 4.65m)

### Downstairs shower room

7' 8" x 3' 9" (2.34m x 1.14m)

### First floor landing

7' 11" x 7' 10" (2.41m x 2.39m)

### Bedroom one

15' 1" x 13' 0" (4.6m x 3.96m)



### Bedroom two

13' 11" x 12' 0" (4.24m x 3.66m)

### Bedroom three

10' 0" x 7' 10" (3.05m x 2.39m)

### Bathroom

8' 0" x 6' 10" (2.44m x 2.08m)

### Outside

Off street parking to the front. Garage to side.

Large rear garden laid to lawn with patio area.

Studio/gym 17'11 x 9'2

## Additional Information

Council Tax Band E £2,257 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 60

Potential EPC Rating 81

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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