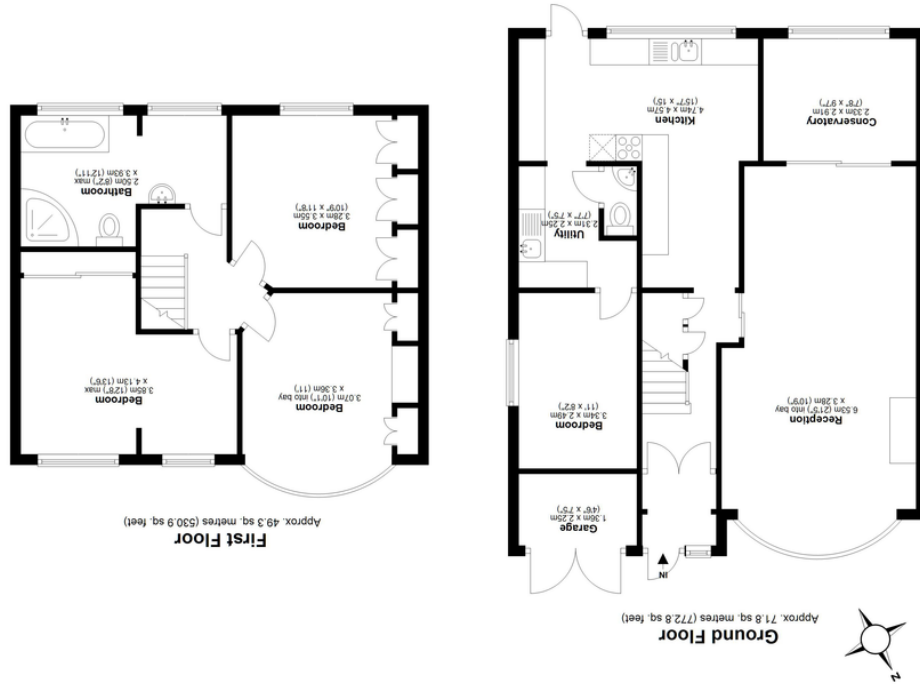


These floor plans have been made to show the layout of the property. Dimensions, room names, positions, fixtures, fittings and other data shown are approximate representations for guidance purposes only and are not to scale. No responsibility is taken for any errors, omissions, misstatements or lack of detail or for any inaccuracies in the floor plans. The above statement applies to plans, floor plans, elevations, sections and other drawings prepared by the architect or other professional.

Lewis Road, Sidcup

Total area: approx. 121.1 sq. metres (1303.7 sq. feet)



Lewis Road

Sidcup, DA14 4NA

A 4 bedroom semi detached house that sits in one of Sidcup's most desirable roads. This spacious house has been well extended and we feel this would make a great family home especially due to its sought after location for the schools, shops and transport links.

Main Features

- 4 bedroom semi detached house
- Through lounge
- Rear conservatory
- Downstairs utility room and cloakroom
- Small garage for storage
- Family bathroom upstairs

FULL DESCRIPTION

We are pleased to offer for sale this 4 bedroom semi detached house that sits in one of Sidcup's most desirable roads. The house has been well extended to offer great space and we feel would make a brilliant family home.

It briefly comprises of: Entrance hall, a spacious 21'5 lounge which leads onto a rear conservatory, a kitchen that overlooks the rear garden flows into a utility room with downstairs cloakroom. In addition there is a fourth bedroom on the ground floor and a small garage for storage. The first floor has 3 large double bedrooms and a spacious family bathroom.

Externally there is off street parking to the front

and a beautiful lawned rear garden which also features a patio seating area.

This is a great chance to purchase a spacious, well extended family home that sits in a location that offers easy access to some highly sought after schools, the local shops and transport links. Internal viewing comes highly recommended.

Entrance hall

Lounge

21' 5" x 10' 9" (6.53m x 3.28m)

Conservatory

9' 7" x 7' 8" (2.92m x 2.34m)

Kitchen

15' 7" x 15' 0" (4.75m x 4.57m)

Utility room

7' 7" x 7' 5" (2.31m x 2.26m)

Downstairs bedroom four

11' 0" x 8' 2" (3.35m x 2.49m)

Downstairs cloakroom

First floor landing

Bedroom one

13' 6" x 12' 8" (4.11m x 3.86m)

Bedroom two

11' 0" x 10' 1" (3.35m x 3.07m)

Bedroom three

11' 8" x 10' 9" (3.56m x 3.28m)

Bathroom

12' 11" x 8' 2" (3.94m x 2.49m)



Outside

Laid to lawn with patio area.
Garage to side (7'5 x 4'6)

Additional Information

Council Tax Band F £2,667 per annum.
Local authority Bexley London Borough Council
Current EPC Rating 57
Potential EPC Rating 80

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.
D612