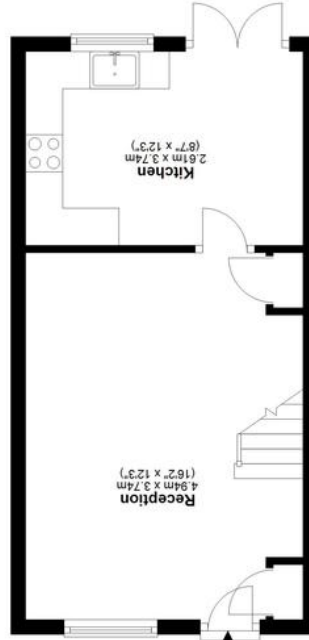


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Larch Grove, Sidcup
 Total area: approx. 57.1 sq. metres (614.9 sq. feet)



Larch Grove

Sidcup, DA15 8WQ

VIDEO TOUR AVAILABLE

A highly sought after and extremely well presented 2 bedroom terrace house that sits on the ever sought after Hollies development in a beautiful parkland setting with private leisure centre. An ideal first purchase and is offered CHAIN FREE.

Main Features

- Well presented 2 bedroom terraced house
- Popular Hollies development
- Parkland setting and private onsite leisure centre (compulsory charge)
- Ideal first purchase
- Convenient for local schools, private day-nursery and preschool
- Chain Free

FULL DESCRIPTION

VIDEO TOUR AVAILABLE

Offered for sale is this very popular 2 bedroom terrace house that sits in the desirable location of The Hollies. The Hollies is a popular development that has the unique selling point of having a parkland setting and its own private leisure centre. It also sits just a short walk from Sidcup train station, shops and some fantastic schools. This two double bedroom house would make a great first time buy or purchase for anyone looking to downsize and briefly comprises of: Private

front door, a beautifully decorated lounge which then flows through to the rear kitchen/diner and access to the garden. The first floor has 2 good sized double bedrooms and a modern family bathroom and then externally you have a private rear garden, front garden and parking.

This is such a great chance to purchase a house that has been presented to a high standard and in such a sought after and convenient location. *chain free*

Entrance

Lounge

16' 2" x 12' 3" (4.93m x 3.73m)

Kitchen

12' 3" x 8' 7" (3.73m x 2.62m)

First floor landing

6' 5" x 6' 4" (1.96m x 1.93m)

Bedroom one

12' 3" x 9' 3" (3.73m x 2.82m)

Bedroom two

12' 4" x 8' 8" (3.76m x 2.64m)

Bathroom

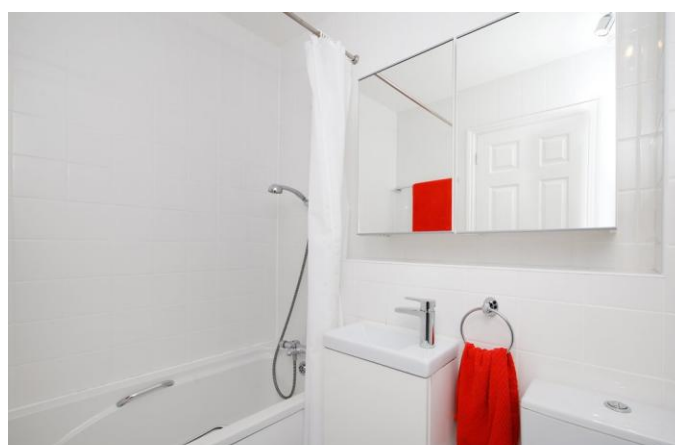
6' 5" x 5' 7" (1.96m x 1.7m)

Outside

Front garden.

Rear garden with large patio area.

Allocated parking for one car.



ADDITIONAL INFORMATION

There is a compulsory membership charge for the Hollies Leisure centre of £850 per annum. The facilities include heated swimming pool, gym, tennis courts, swimming lessons, training sessions with private trainer, hair and nail salon.

Council Tax & EPC

Council Tax Band E £2,257 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 73

Potential EPC Rating 88

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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