

Total floor area 140.3 sq.m. (1,511 sq.ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



Bexley Lane

Sidcup, DA14 4JJ

A spacious 4 bedroom semi detached extended chalet house that would make a great family home. The house features plenty of space, a master bedroom that runs the full width of the house, a large rear garden and off street parking. Situated in a great location for families as it offers easy access to some of the boroughs most sought after schools as well as local shops and train stations.

Main Features

- Spacious and extended 4 bed semi detached chalet house
- Extended reception room with dining area
- Master bedroom runs full width of house
- Downstairs bathroom & sep wc & upstairs shower room
- Detached garage and off street parking
- Easy access to sought after schools

FULL DESCRIPTION

Offered for sale is this spacious 4 bedroom semi detached extended chalet house that we feel would make a great family home. It is well presented throughout, offers a great feeling of space and sits in a very desirable location that offers easy access to some of the boroughs most sought after schools as well as local shops and train stations.

The property briefly comprises: Entrance hall, a bay fronted lounge, an extended dining room

that offers great potential to be knocked into the kitchen to create an open plan rear kitchen/diner. The separate kitchen overlooks the rear garden as well as offering direct access and then also on the ground floor is a bathroom with separate w.c and bedroom four which is also ideal for a guest room or office.

The first floor features a master bedroom that runs the full width of the house and could easily be turned back into two bedrooms, there is then a second bay fronted bedroom, third bedroom and family shower room.

Externally there is a large rear garden with garage, side access and then to the front there is off street parking for several cars.

This is a great chance to purchase a spacious extended chalet house and it will be sure to get interest. Internal viewing comes highly recommended so as to appreciate the space on offer.

Entrance hall

Lounge

13' 6" x 12' 3" (4.11m x 3.73m)

Second reception area

13' 5" x 11' 8" (4.09m x 3.56m)

Dining area

9' 5" x 8' 7" (2.87m x 2.62m)

Kitchen

10' 4" x 7' 9" (3.15m x 2.36m)

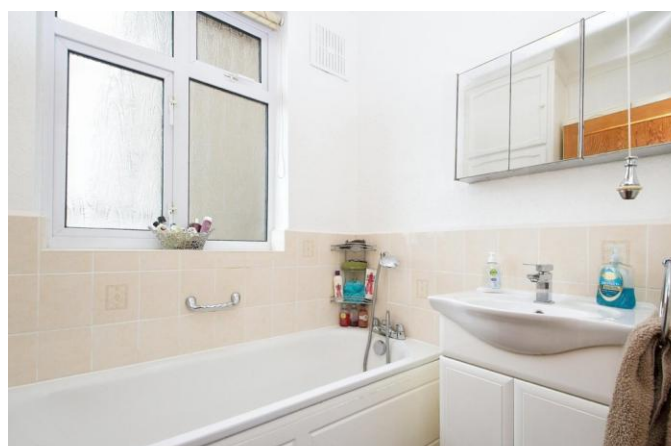
Downstairs bedroom four

10' 7" x 7' 10" (3.23m x 2.39m)

Downstairs bathroom

7' 4" x 5' 0" (2.24m x 1.52m)

Downstairs wc



First floor landing

Bedroom one

22' 0" x 10' 8" (6.71m x 3.25m)

Bedroom two

11' 8" x 10' 7" (3.56m x 3.23m)

Bedroom three

9' 8" x 9' 5" (2.95m x 2.87m)

Upstairs shower room

7' 0" x 6' 6" (2.13m x 1.98m)

Outside

Rear garden laid to lawn with patio area.

Detached garage (19'8 x 8'6)

Additional Information

Council Tax Band E £2,257 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 53

Potential EPC Rating 77

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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