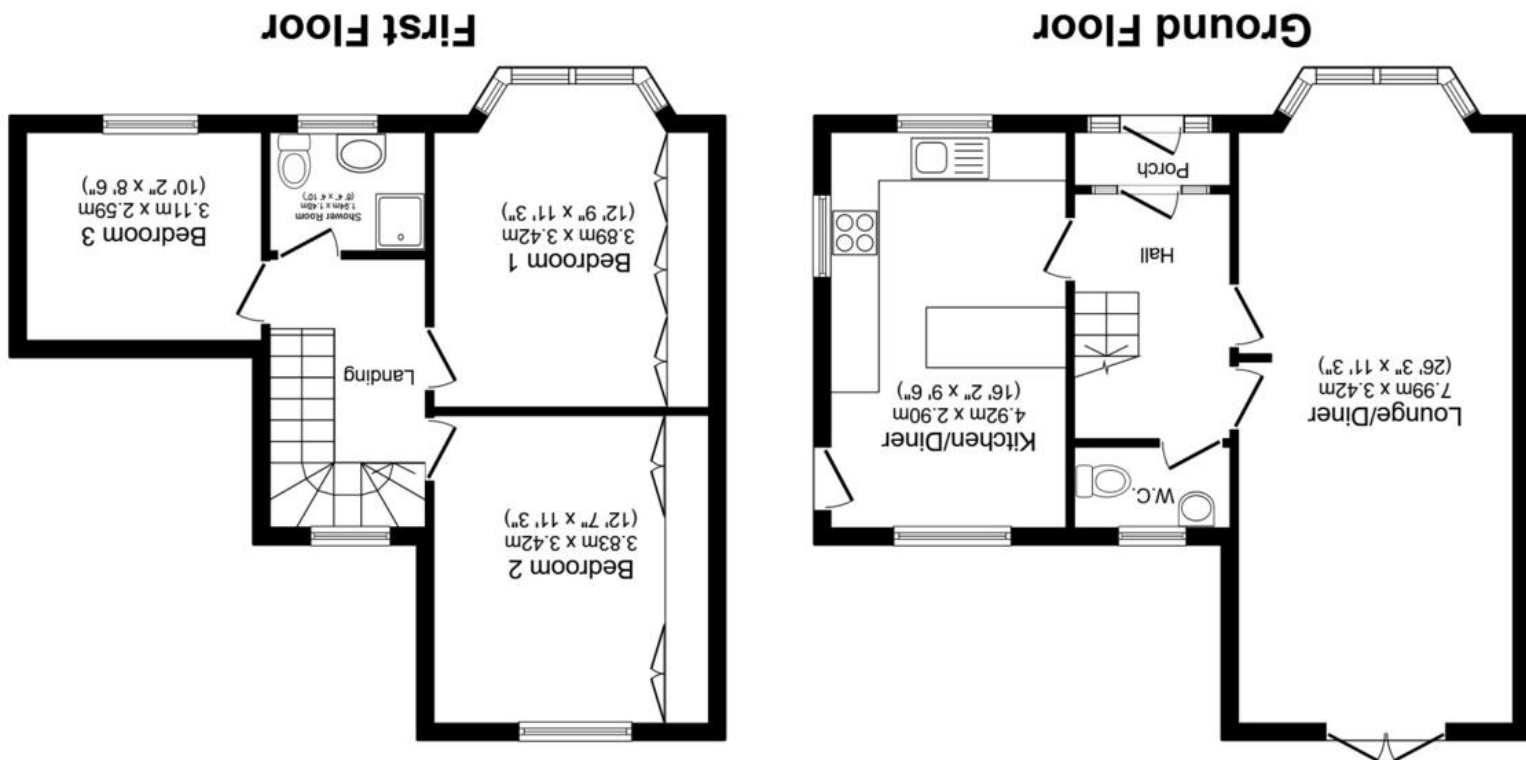


Total floor area 95.5 sq.m. (1,028 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. they cannot be relied upon for any purpose 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



Longmeadow Road

Sidcup, DA15 8BH

A deceptively spacious 3 bedroom house that offers so much potential and all in a location that offers easy access to the local shops, parks, schools and train stations. The house offers a great feel of space and we feel would make a great family home for any buyer. *Chain free*

MAIN FEATURES

- 3 bedroom semi detached house
- Easy access to local shops, parks, schools and train stations
- Chain Free
- Ideal family home
- Garage and car port to the rear of the garden
- 26'3 lounge

FULL DESCRIPTION

Offered for sale is this sought after 3 bedroom house that we feel would make a great family home. The house sits in a popular location that offers easy access to the local shops, parks, schools and train stations and will be sure to attract a good level of interest.

The house does require some modernisation but offers so much potential and briefly comprises of: Entrance porch, entrance hall, a 26'3 long living room and a separate kitchen/diner that overlooks the rear garden. There is a downstairs w.c and then on the first floor are 3 good sized rooms and a shower room. Externally there is a front garden that offers potential for off street parking, a great rear garden with garage and car port with access via rear service road.

Entrance porch

Entrance hall

Lounge/diner

26' 3" x 11' 3" (8m x 3.43m)

Kitchen/diner

16' 2" x 9' 6" (4.93m x 2.9m)

Downstairs wc

First floor landing

Bedroom one

12' 9" x 11' 3" (3.89m x 3.43m)

Bedroom two

12' 7" x 11' 3" (3.84m x 3.43m)

Bedroom three

10' 2" x 8' 6" (3.1m x 2.59m)

Shower room

6' 4" x 4' 10" (1.93m x 1.47m)



Outside

Front garden that offers potential for off street parking. Garage and car port to the rear of the garden with access via rear service road.

Rear garden laid to lawn with established trees and shrubs.

Additional Information

Council Tax Band E £2,350 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 46

Potential EPC Rating 79

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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