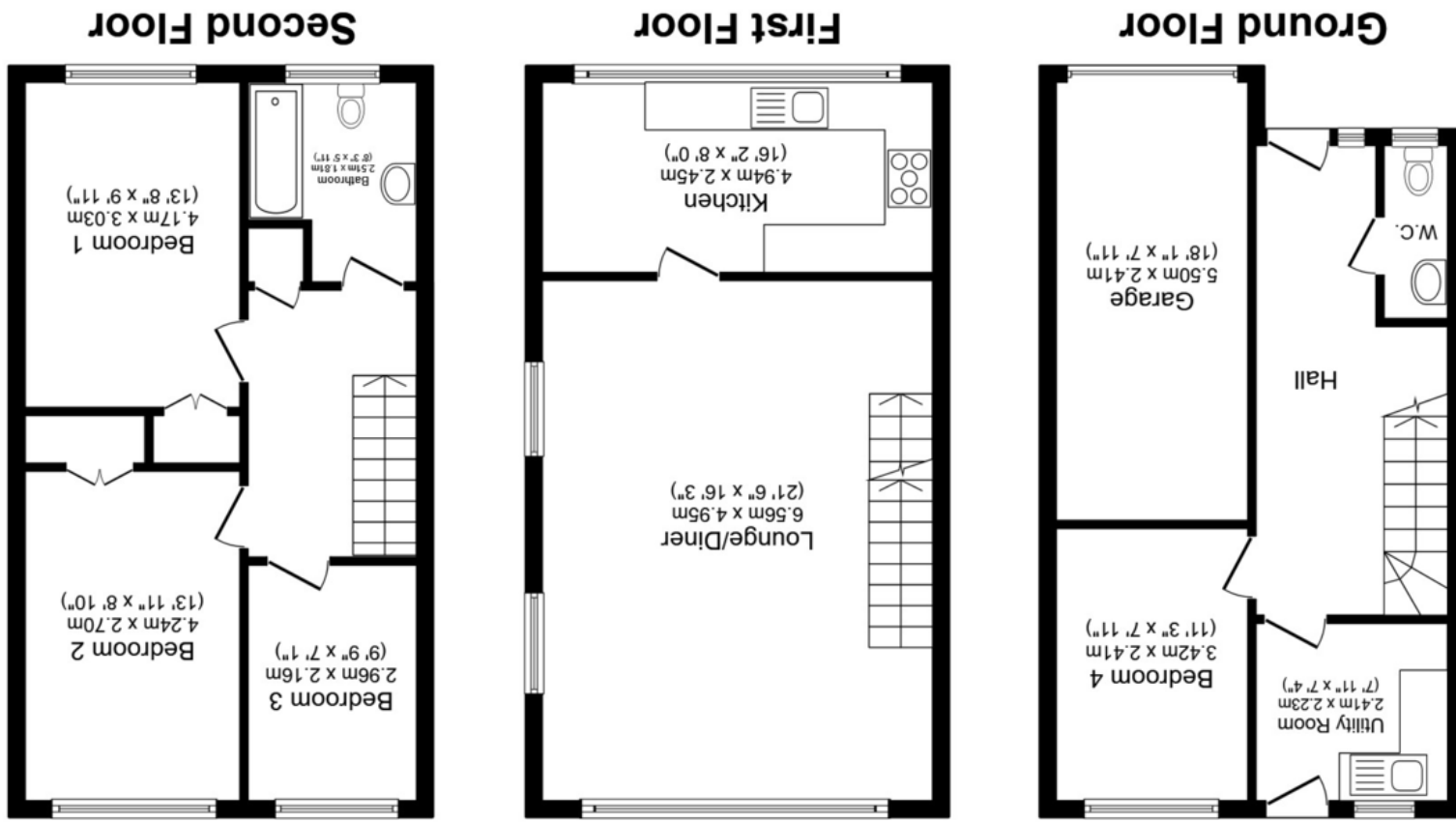


Total floor area 131.1 sq.m. (1,411 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose 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





# Kingsmead Close

Sidcup, DA15 7LA

## VIDEO TOUR AVAILABLE

A larger than average four bedroom end of terrace town house that has been well presented, offers great space and sits in a convenient location. The house sits just around the corner from Sidcup train station and its variety of shops, parks and some very desirable schools and we feel would make a fantastic family home.

## Main Features

- Larger than average 4 bedroom end of terrace town house
- Short walk to Sidcup station
- Convenient for sought after schools
- Off street parking and garage
- Downstairs cloakroom and top floor bathroom
- Ideal family home

## FULL DESCRIPTION

Offered for sale is this deceptively spacious 4 bedroom end of terrace town house that sits in a convenient location for Sidcup train station plus a variety of shops, parks and some very sought after schools.

This property would make a great family home and briefly comprises of: A large entrance hall, ground floor cloakroom, utility room which provides access to the garden and study/bedroom four. The first floor

features a spacious lounge which has windows to the side and rear, air conditioning and a nice flow through to the kitchen/diner. The top floor of this house has the master bedroom, two further bedrooms as well as the family bathroom.

Externally there is off street parking to the front, a garage and a lawned rear garden.

This is a great chance to purchase a spacious house in such a central and convenient location.

## Entrance hall

## Downstairs wc

## Utility room

7' 11" x 7' 4" (2.41m x 2.24m)

## Bedroom four

11' 3" x 7' 11" (3.43m x 2.41m)

## First floor landing

## Lounge/diner

21' 6" x 16' 3" (6.55m x 4.95m)

## Kitchen

16' 2" x 8' 0" (4.93m x 2.44m)

## Second floor landing

## Bedroom one

13' 8" x 9' 11" (4.17m x 3.02m)

## Bedroom two

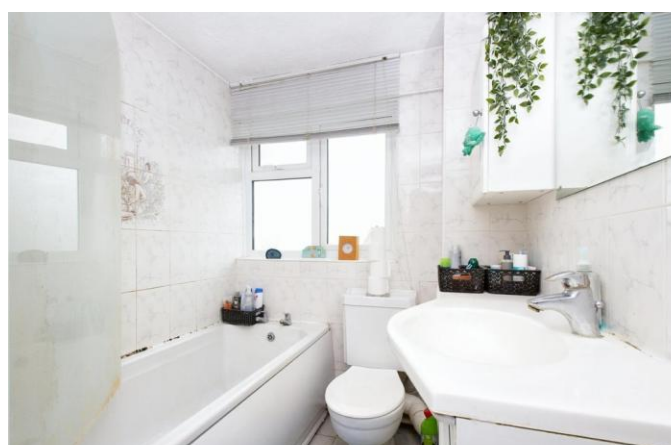
13' 11" x 8' 10" (4.24m x 2.69m)

## Bedroom three

9' 9" x 7' 1" (2.97m x 2.16m)

## Bathroom

8' 3" x 5' 11" (2.51m x 1.8m)



## Outside

Rear garden laid to lawn.  
Integral garage (18'1 x 7'11).  
Off street parking to the front.

## Additional Information

Council Tax Band E £2,350 per annum.  
Local authority Bexley London Borough Council  
Current EPC Rating 72  
Potential EPC Rating 84

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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