

Total floor area 151.7 sq.m. (1,632 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





# Old Farm Road West

Sidcup, DA15 8AG

## VIDEO TOUR AVAILABLE

Spacious 4/5 bedroom terraced house in quiet residential road, yet conveniently located for sought after schools. \* 3 bathrooms \* OSP for 3 cars \* Open plan kitchen/diner \*

## Main Features

- Spacious four/five bedroom terraced house
- 3 bathrooms and downstairs cloakroom
- Open plan kitchen/diner
- Large garden to rear with patio area
- Off street parking to the front for 3 cars
- Short walk to local shops and transport links

## FULL DESCRIPTION

This very spacious four/ five bedroom, terraced house covers approx. 1632 sq ft and is situated in a quiet residential road. The property also benefits from three bathrooms, downstairs cloakroom and off street parking to the front for three cars.

The accommodation is arranged over three floors and comprises: Entrance hall, front lounge, dining room that is open plan to the kitchen with utility room and opens onto the rear garden and downstairs cloakroom. On the first floor are four bedrooms (one with ensuite) and

family bathroom. On the top floor is the main bedroom also with ensuite.

The property is situated close to Chislehurst and Sidcup Grammar school, Holy Trinity Primary School, Sidcup Train Station and the picturesque Lamorbey park.

Your earliest viewing is highly recommended.

## Entrance hall

### Lounge

13' 3" x 11' 4" (4.04m x 3.45m)

### Dining room

12' 9" x 11' 5" (3.89m x 3.48m)

### Kitchen

18' 3" x 9' 11" (5.56m x 3.02m)

### Utility room

7' 11" x 4' 1" (2.41m x 1.24m)

### Downstairs cloakroom

### First floor landing

### Bedroom two

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

### Bedroom three

12' 9" x 9' 5" (3.89m x 2.87m)

### Bedroom four

18' 9" x 12' 4" (5.72m x 3.76m)

### Ensuite

6' 4" x 4' 3" (1.93m x 1.3m)

### Bathroom

5' 9" x 6' 5" (1.75m x 1.98m)

### Second floor landing

### Bedroom one

19' 9" x 14' 11" (6.02m x 4.55m)

### Ensuite

6' 6" x 5' 9" (1.98m x 1.75m)

### Outside

Driveway to front with off street parking for 3 cars. Rear garden laid to lawn with patio area.



## Directions

From our Sidcup office turn right. At the traffic lights proceed straight across into Halfway Street. The first turning on the left is Old Farm Road East

Closest Stations: Sidcup (0.22 mi) Albany Park (1.14 mi) New Eltham (1.21 mi)

Closest Schools: Burnt Oak Junior School (0.15 mi) Holy Trinity Lamorbey Church of England School (0.18 mi) Chatsworth Infant School (0.42 mi) Chislehurst and Sidcup Grammar School (0.35 mi)

## Additional Information

Council Tax Band E £2,350 per annum.  
Local authority Bexley London Borough Council  
Current EPC Rating 74  
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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