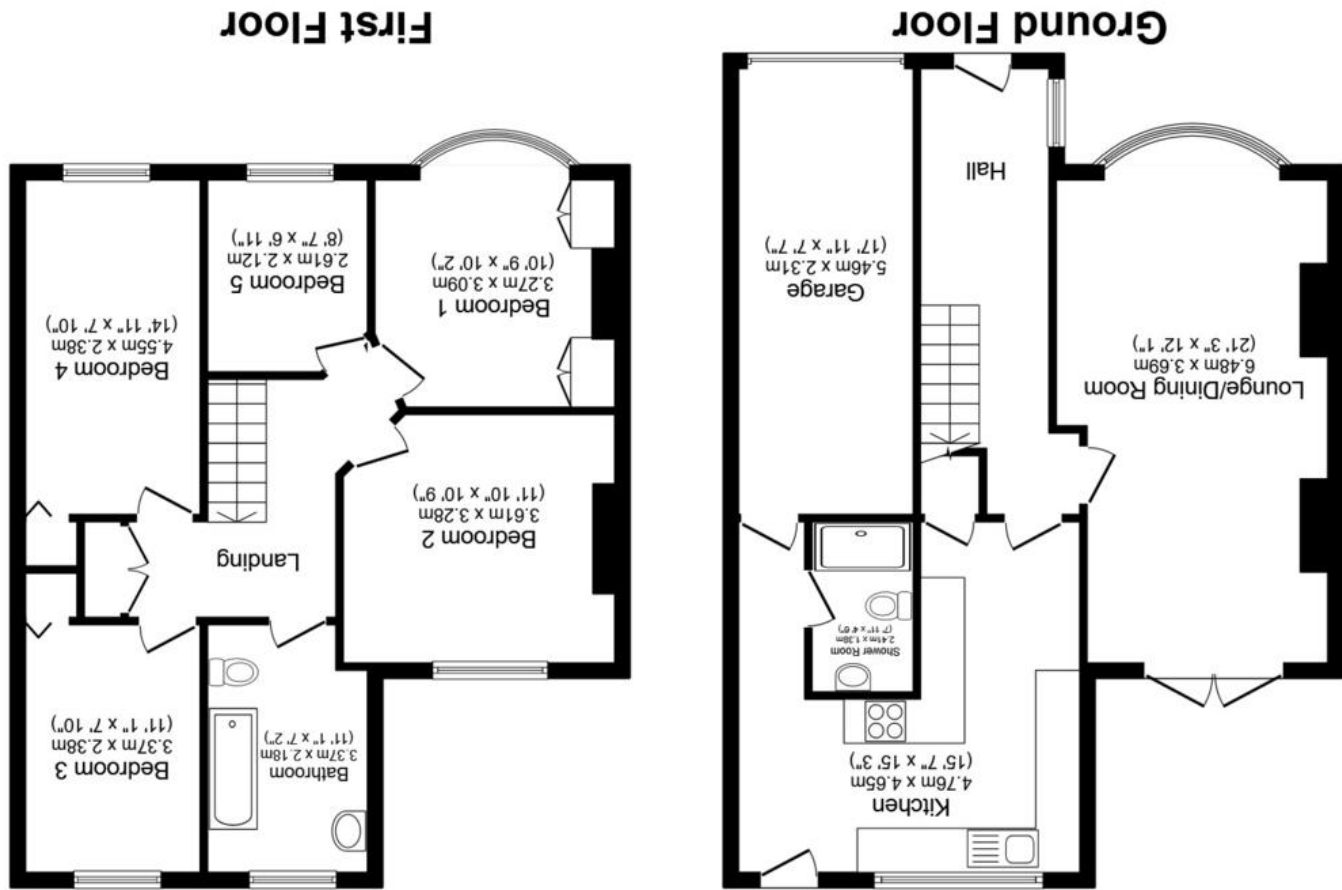


Total floor area 140.4 sq.m. (1,511 sq.ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. they cannot be relied upon for any purpose 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.focalagent.com



Kimberley Drive

Sidcup, DA14 4QF

A spacious and well presented 5 bedroom semi detached house that we feel would make a great family home. The house sits in a popular location that offers access to some of the Borough's most sought after schools, shops, parks, including Footscray Meadows and also access to Albany Park train station. It offers a great feel of space, off street parking for several cars and a west facing garden that gets plenty of sunshine in the afternoon and evening.

Main Features

- Large 5 bedroom semi detached house
- Off street parking to front and garage
- Easy access to sought after schools
- Convenient for Albany Park station
- Ideal family home
- Bay fronted through lounge

FULL DESCRIPTION

Offered for sale is this large 5 bedroom semi detached house that offers a spacious and well presented feel throughout. The house we feel would make a great family home as it is situated in a location that offers access to some of the boroughs most sought after schools, shops, parks, including Footscray Meadows plus Albany Park train station.

The house briefly comprises of: Entrance porch, a bay fronted through lounge which also has doors to the rear garden, a smart kitchen/diner which is deceptively spacious and features a

small breakfast bar all overlooking the rear garden, downstairs wc and and shower room and integral access to the garage. The first floor of this house has five bedrooms and a family bathroom,

Externally there is off street parking to the front and a large lawned rear garden which features a summerhouse and shed and is also west facing so gets the summer sun in the afternoon and evenings.

This is a great family home that will be sure to get interest so we advise your earliest appointment to avoid missing out.

Entrance hall Lounge/diner

21' 3" x 12' 1" (6.48m x 3.68m)

Kitchen

15' 7" x 15' 3" (4.75m x 4.65m)

Downstairs shower room

7' 11" x 4' 6" (2.41m x 1.37m)

First floor landing

Bedroom one

10' 9" x 10' 2" (3.28m x 3.1m)

Bedroom two

11' 10" x 10' 9" (3.61m x 3.28m)

Bedroom three

11' 1" x 7' 10" (3.38m x 2.39m)

Bedroom four

14' 11" x 7' 10" (4.55m x 2.39m)

Bedroom five

8' 7" x 6' 11" (2.62m x 2.11m)

Bathroom

11' 1" x 7' 2" (3.38m x 2.18m)



Outside

Large rear garden with summerhouse and shed.
Patio area.
Integral garage (17'11 x 7'7)
Driveway to front with off street parking for 2/3 cars.

Additional Information

Council Tax Band D £1,923 per annum.
Local authority Bexley London Borough Council
Current EPC Rating 70
Potential EPC Rating 85

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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