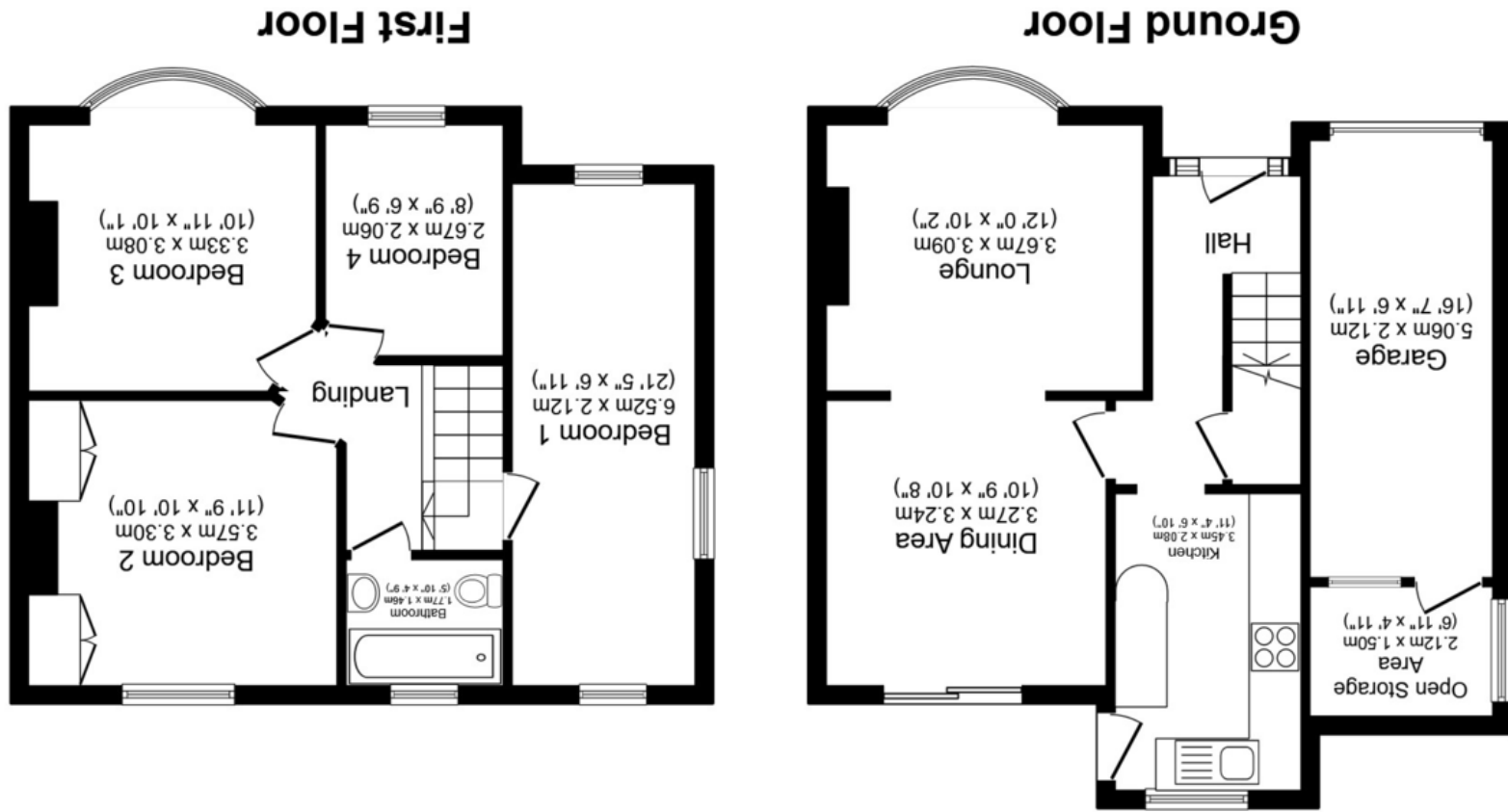


Total floor area 101.9 sq.m. (1,097 sq.ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. they cannot be relied upon for any purpose 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



Goodwin Drive

Sidcup, DA14 4PA

A spacious 4 bedroom semi detached house that has been well presented throughout by the current owners and also features a stunning large rear garden. This 4 bedroom house sits in a popular road that offers access to local shops and schools and a short walk to Albany Park train station.

Main Features

- Spacious 4 bedroom semi detached house
- Stunning large rear garden laid to lawn
- Short walk to Albany Park station and local bus routes
- Convenient for local shops
- Close to grammar Schools including Chislehurst & Sidcup and Townley
- Off street parking to front and garage

FULL DESCRIPTION

This spacious 4 bedroom semi detached house sits in a popular road, is well presented and features a stunning large rear garden. The house sits in a popular location that offers access to the local shops, bus routes and parks including Footscray Meadows. The property is a short walk from Albany Park train station and close to grammar schools, including Chislehurst & Sidcup and Townley.

The property briefly comprises: Entrance hall, a well presented through lounge which features a lounge and dining area plus gives access to the garden. There is a well presented kitchen which

also has a great outlook overlooking the garden. The first floor features 2 double and 2 single bedrooms and a family bathroom.

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

This is a large house in a popular road and with a garden that's hard to match in Sidcup. Internal viewing comes highly recommended so as to appreciate what this house has to offer.

Entrance hall

Lounge

12' 0" x 10' 2" (3.66m x 3.1m)

Dining area

10' 9" x 10' 8" (3.28m x 3.25m)

Kitchen

11' 4" x 6' 10" (3.45m x 2.08m)

Open storage area

6' 11" x 4' 11" (2.11m x 1.5m)

First floor landing

Bedroom one

21' 5" x 6' 11" (6.53m x 2.11m)

Bedroom two

11' 9" x 10' 10" (3.58m x 3.3m)

Bedroom three

10' 11" x 10' 1" (3.33m x 3.07m)

Bedroom four

8' 9" x 6' 9" (2.67m x 2.06m)

Bathroom

5' 10" x 4' 9" (1.78m x 1.45m)



Outside

Off street parking to the front and garage. Stunning rear garden laid to lawn.

Additional Information

Council Tax Band E £2,350 per annum.
Local authority Bexley London Borough Council
Current EPC Rating 52
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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