



Langford Place

Sidcup, DA14 4AZ

Well presented 3 bedroom mid terrace house located just a short walk from local shops, restaurants and Sidcup station, which offers direct trains into London's city centre. The house is in good condition throughout and benefits from a rear conservatory adding to the downstairs living space. We feel this house would make an ideal first time buy or purchase for anyone downsizing due to its overall condition and fantastic location.

Main Features

- Well maintained 3 bedroom mid terrace house
- Rear extension to provide conservatory
- Short walk to local shops, restaurants and Sidcup station
- Ideal first time buy or
- Garage to the rear
- Downstairs shower room and upstairs bathroom

FULL DESCRIPTION

We are please to offer this three bedroom mid terrace house located just a short walk from local shops, restaurants and Sidcup station, which offers direct trains into London's city centre. The house is in good condition throughout and benefits from a rear extension to provide a conservatory/dining area, adding to the downstairs living space.

The accommodation briefly comprises: Lounge, dining/conservatory, kitchen, downstairs shower room/utility area, three bedrooms and upstairs bathroom. Externally there is a 41' rear garden and garage to the rear.

We feel this house would make an ideal first time buy or purchase for anyone downsizing due to its overall condition and fantastic location.

Lounge

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

Rear conservatory/dining area

11' 2" x 9' 8" (3.4m x 2.95m)

Kitchen

9' 6" x 9' 2" (2.9m x 2.79m)

Downstairs shower room/utility area

13' 0" x 5' 0" (3.96m x 1.52m)

Rear lobby

First floor landing

Bedroom one

12' 1" x 9' 6" (3.68m x 2.9m)

Bedroom two

9' 6" x 9' 2" (2.9m x 2.79m)

Bedroom three

8' 11" x 5' 4" (2.72m x 1.63m)

Bathroom

6' 1" x 5' 4" (1.85m x 1.63m)

Outside

Rear garden approx 41'

Garage to rear.

Additional information

The following information has been supplied by the vendor and should be verified by the purchaser and/or solicitor prior to exchange of contracts.

Council Tax: Band D - £1,679 per annum.

EER Rating: 76 EIR Rating: 76

Local authority: Bexley London Borough Council

Directions

From our Sidcup office turn left and proceed along Station Road, at the traffic lights turn left into Hatherley Crescent, immediate right into Hatherley Road and take the third turning on the right into Langford Place. Closest Stations: Sidcup (0.25 mi) Albany Park (1.04 mi) New Eltham (1.44 mi) Closest Schools: Birkbeck Primary School (0.16 mi) Chislehurst and Sidcup Grammar School (0.43 mi)



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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612