



Cambridge Road

Sidcup, DA14 6PT

A beautifully presented 3 bedroom period semi detached house situated in a popular road which offers easy access to the local high street, schools and train stations. This house offers a great combination of character but with a modern stylish decor.

Main Features

- Three bedroom period semi detached house
- Great combination of character and modern stylish decor
- Popular road
- Easy access to the local high street, schools and stations
- Ideal family home
- Two reception rooms

FULL DESCRIPTION

A beautifully presented 3 bedroom semi detached period house which offers a great combination of character but with a modern stylish decor. The house is beautifully presented and is located in a popular road which offers access to local shops, schools and train stations.

The accommodation briefly comprises: Entrance hall, front lounge and dining room which flows into a stylish rear kitchen with access to the garden. The first floor benefits from three bedrooms and the family bathroom. Externally there is a small front garden and larger rear garden.

This is such a beautifully presented house and would make a fantastic family home.

Entrance hall

11' 5" x 3' 3" (3.48m x 0.99m)

Downstairs cloakroom

4' 6" x 2' 8" (1.37m x 0.81m)

Lounge

13' 7" x 11' 0" (4.14m x 3.35m)

Dining room

12' 8" x 11' 5" (3.86m x 3.48m)

Kitchen

13' 5" x 9' 6" (4.09m x 2.9m)

First floor landing

Bedroom one

14' 7" x 11' 0" (4.44m x 3.35m)

Bedroom two

12' 9" x 8' 5" (3.89m x 2.57m)

Bedroom three

7' 0" x 6' 9" (2.13m x 2.06m)

Bathroom

9' 5" x 6' 1" (2.87m x 1.85m)

Outside

Garden 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: 49 EIR Rating: 44

Local authority: Bexley London Borough Council

Directions

From our Sidcup office turn left and under the bridge. At the traffic lights turn right into Longlands Road, continue all the way round (the road bears left). At the junction turn left into Main Road, take the second right into Northcote Road and second left is Cambridge Road. Closest Stations: Sidcup(0.80 mi) New Eltham (1.07 mi) Albany Park(1.69 mi) Closest Schools: Longlands Primary School (0.32 mi) Benedict House Preparatory School (0.51 mi) Chislehurst School for Girls (0.57 mi)

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



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