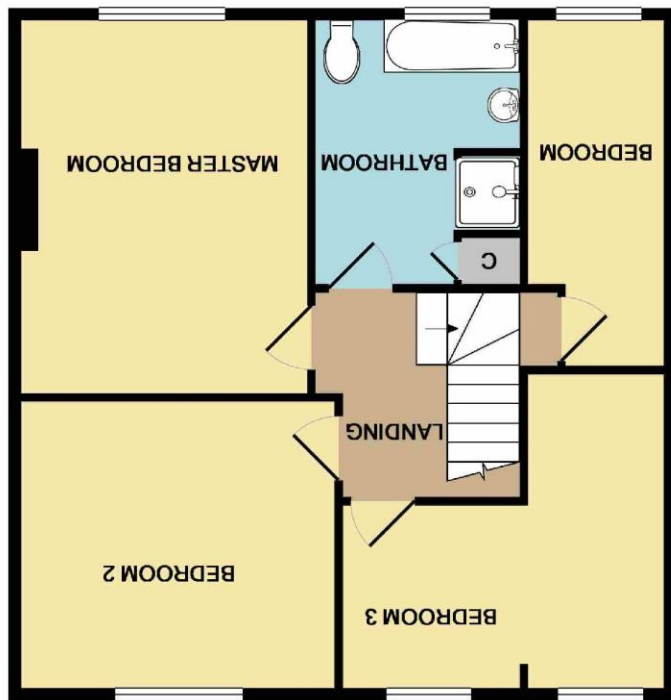
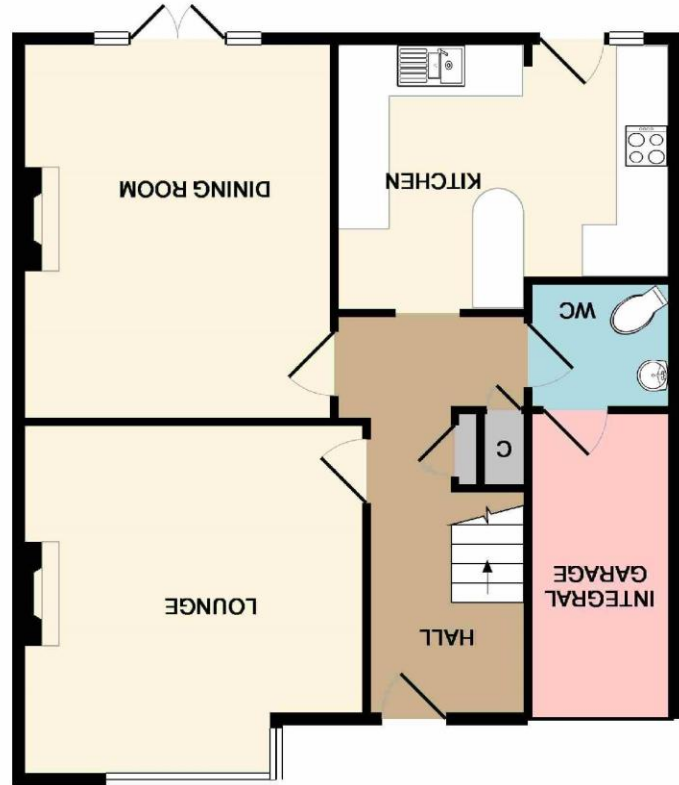


TOTAL APPROX. FLOOR AREA 125.0 SQ.M. (1346 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2019

1ST FLOOR  
APPROX. FLOOR  
AREA 61.3 SQ.M.  
(660 SQ.FT.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 63.8 SQ.M.  
(688 SQ.FT.)



# Old Farm Road West

Sidcup, DA15 8AG

New to the market is this deceptively large 4 bedroom semi detached house, located in a very popular road which offers a short walk to Sidcup mainline station, shops, restaurants and vast selection of schools. The property is well presented throughout and we feel would make a great family home.

## Main Features

- Large four bedroom semi detached house
- Short walk to Sidcup station, shops and schools
- Well presented throughout
- Garage and off street parking
- Secluded west-facing rear garden
- Two receptions

## FULL DESCRIPTION

A spacious four bedroom semi detached house located in a very popular road which offers a short walk to Sidcup mainline station, shops and schools.

The property briefly comprises: Entrance hall, front lounge, dining room, fully fitted kitchen including breakfast bar with access to the garden and downstairs cloakroom. To the first floor is the master double bedroom, two further double bedrooms and a fourth single bedroom, along with a spacious family bathroom.

Externally there is a garage ideal for storage, off street parking to the front and a secluded rear garden with large patio, ideal for entertaining.

We feel this is a great chance to purchase a deceptively spacious family home.

## Entrance hall

15' 7" x 5' 9" (4.75m x 1.75m)

## Lounge

13' 6" x 13' 1" (4.11m x 3.99m)

## Dining room

14' 8" x 12' 1" (4.47m x 3.68m)

## Kitchen

13' 4" x 10' 3" (4.06m x 3.12m)

## Downstairs cloakroom

5' 5" x 4' 4" (1.65m x 1.32m)

## First floor landing

## Master bedroom

15' 4" x 11' 2" (4.67m x 3.4m)

## Bedroom two

12' 5" x 11' 2" (3.78m x 3.4m)

## Bedroom three

13' 1" x 12' 8" (3.99m x 3.86m)

## Bedroom four

13' 1" x 5' 6" (3.99m x 1.68m)

## Bathroom

10' 5" x 8' 0" (3.18m x 2.44m)



## Outside

Off street parking to the front. Secluded west-facing rear garden with large patio.

## Garage

11' 3" x 5' 6" (3.43m x 1.68m)

## Additional Information

Council Tax Band E £2,052 per annum.  
Local authority Bexley London Borough Council  
Current EPC Rating 62  
Potential EPC Rating 81

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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