

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Orchard Road

Sidcup, DA14 6RD

A large 3 bedroom semi detached house located in this sought after tree-lined road. The house is well presented throughout and offers access to the local shops, schools and transport links.

Main Features

- Large 3 bedroom semi detached house
- Well presented throughout
- Sought after tree-lined road
- Easy access to local shops, schools and transport links
- Early viewing comes highly recommended
- Extended rear kitchen with integrated appliances, granite work surfaces and Amtico flooring.
- Marble flooring in the bathroom

FULL DESCRIPTION

We are pleased to offer for sale this large three bedroom semi detached house located in a highly sought after tree-lined road.

The house offers great space and is presented to a high standard throughout. The house briefly comprises: Entrance hall, a bay fronted lounge, dining room, conservatory and an extended rear kitchen with access to the garden. To the first floor

are three bedrooms and a bathroom, plus a good sized landing providing access to the loft.

Externally there is off street parking to the front, side access and a rear garden with lawn and feature decking area.

This is a very sought after road and we feel this would make a fantastic family home. Your earliest appointment comes highly recommended.

Entrance hall

16' 4" x 7' 1" (4.98m x 2.16m)

Lounge

14' 9" x 12' 9" (4.5m x 3.89m)

Dining room

12' 0" x 11' 8" (3.66m x 3.56m)

Conservatory

10' 5" x 8' 6" (3.18m x 2.59m)

Kitchen

17' 0" x 7' 2" (5.18m x 2.18m)

First floor landing

Bedroom one

15' 0" x 12' 0" (4.57m x 3.66m)

Bedroom two

12' 5" x 11' 9" (3.78m x 3.58m)

Bedroom three

7' 6" x 7' 1" (2.29m x 2.16m)

Bathroom

7' 6" x 7' 0" (2.29m x 2.13m)



Outside

Off street parking to the front Side access.
Rear garden laid to lawn with feature decking area.

Additional Information

Council Tax Band E £1,941 per annum.
Local authority Bexley London Borough Council
Current EPC Rating 55
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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