



# Sidcup Road

New Eltham | SE9 3SB



# Sidcup Road

New Eltham, SE9 3SB

A well presented three bedroom semi detached family home benefitting from a kitchen extension, two reception rooms and a utility room. Convenient for local shops, bus routes and New Eltham station.

Please note planning permission has been approved for the construction of a hip-to-gable roof extension, dormer roof extension and installation of two roof lights to the front roof slope PLUS the construction of ground floor single storey rear extension. More information available upon request.

## Benefitting from:

- 19ft Living Room
- Separate Dining Room
- 15ft Extended Kitchen
- First Floor Four Piece Bathroom Suite
- Off Street Parking
- Planning Approved



# Interior

**Entrance Porch:** Double glazed doors to front and tiled flooring.

**Living Room:** 5.84m x 4.95m (19'2" x 16'3") Open to hallway, double glazed bay window to front, open fireplace, picture rail, under stairs storage, stripped and varnished floorboards.

**Ground Floor WC/Cloakroom:** Fitted with a low level WC and wash hand basin. Stripped and varnished floorboards.

**Dining Room:** 3.73m x 3.25m (12'3" x 10'8") Double glazed French doors to rear garden, shutter blinds, open fireplace with surround, picture rail, stripped and varnished floorboards.

**Extended Kitchen:** 4.75m x 3.78m (15'7" x 12'5") Fitted with a range of wall and base units with complimentary work surfaces. Space for appliances, breakfast bar, door to rear garden, stripped and varnished floorboards.

**Utility Room:** 2.97m x 2.06m (9'9" x 6'9") Range of wall and base units with complimentary work surfaces. Sink unit, space for appliances, velux window, tiled flooring and tiled walls. Door to storage/garage area.

**Landing:** Access to loft, picture rail, stripped and varnished floorboards.

**Bedroom 1:** 5.03m x 3.48m (16'6" x 11'5") Double glazed bay window to front, picture rail, stripped and varnished floorboards.

**Bedroom 2:** 3.73m x 3.25m (12'3" x 10'8") Picture rail, stripped and varnished floorboards.

**Bedroom 3:** 2.54m x 2.3m (8'4" x 7'7") Picture rail, stripped and varnished floorboards.





**Bathroom:** Fitted with a white four piece suite comprising a low level WC, his and hers sink units with storage under, panelled corner bath with shower attachment and separate walk in shower cubicle. Part tiled walls and wood style laminate flooring.

## Exterior

**Rear Garden:** Mainly laid to lawn with pea shingle borders and paved patio area. Shed to remain.

**Off Street Parking:** Driveway to front for two/three cars.

**EPC Rating – E**





## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

## Location



\*All distances from SE9 3NS postcode. Train time from New Eltham station.

(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

Will Chidley - Branch Manager

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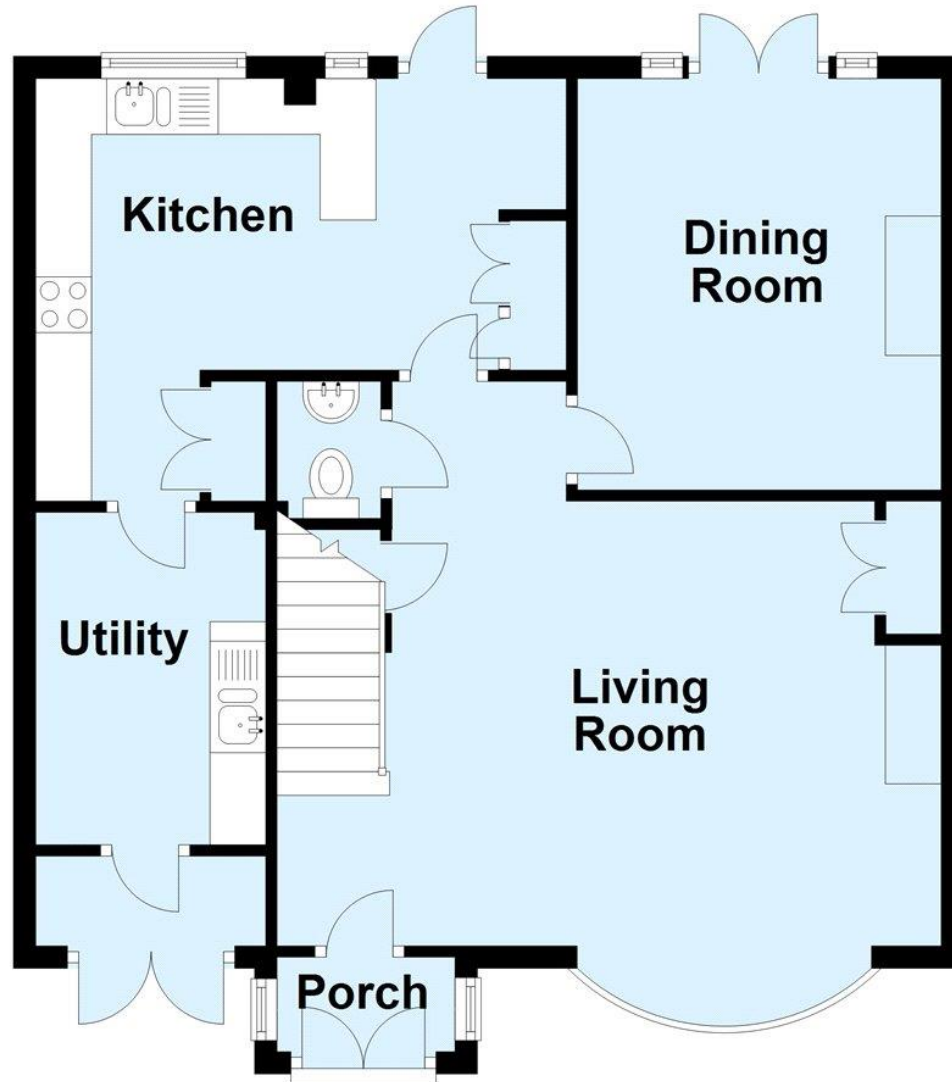
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## Ground Floor



## First Floor

