



Ramillies Road

Sidcup | Kent | DA15 9JD



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Sidcup, Kent, DA15 9JD

Guide Price £625,000 - £650,000

Freehold

This exceptional four double bedroom extended family house is located in a sought-after residential area, known for its convenience to popular primary schools, Sidcup train station, and the vibrant area of The Oval, offering an array of shops, cafes, and restaurants.

The property has been extended and tastefully modernised to a high standard. Upon entering, you are greeted by a spacious lounge, a separate dining room which leads to a generously sized open plan kitchen/diner family room. The ground floor also features a convenient WC. Moving upstairs, you will discover four double bedrooms, with the master bedroom boasting an ensuite shower room, and a well-appointed family bathroom.

Other notable features include window shutters, off-road parking, and meticulous attention to detail in the overall cosmetic design of the house, exuding a sense of luxury.

Property Features:

- Largely Extended Family Home
- Four Double Bedrooms
- Three Reception Rooms
- Ground Floor WC
- Open Kitchen/Family Room
- Off Road Parking
- Close to Schools, Shops and Transport
- Backing on to Parkland
- Council Tax: E
- EPC Rating: C



Accommodation

Porch 2.03m x 1.68m (6'8" x 5'6") Door to front, double glazed window to front and side, stairs to first floor, radiator, carpet.

Lounge 4.72m x 2.95m (15'6" x 9'8") Double glazed window to front with shutter blinds, coved ceiling, radiator, carpet.

Dining Room 6m x 2.9m (19'8" x 9'6") Double glazed half bay window to front, coved ceiling, built in storage cupboard, radiator, laminate flooring.

Ground Floor WC 2.18m x 0.94m (7'2" x 3'1") Low level WC, vanity wash hand basin with storage under, inset spotlights, radiator, laminate flooring.

Kitchen/ Family Room 6.88m x 4m (22'7" x 13'1") Double glazed bi-folding doors to rear, double glazed window to rear, coved ceiling, inset spotlights, LED kick place spotlights, matching range of wall and base units incorporating cupboards, drawers, back splash and Quartz worktops, inset sink unit with mixer tap, integrated appliances such as: fridge/freezer, dishwasher, washing machine, double oven and induction hob with extractor hood above, two radiators, underfloor heating, Quartz tiled flooring.

Landing Carpet, access to loft (seller has advised loft is part boarded).

Master Bedroom 5.28m x 3.5m (17'4" x 11'6") Double glazed window to rear, coved ceiling, built in wardrobes, radiator, carpet.

En-Suite Bathroom 2.13m x 1.75m (7' x 5'9") Enclosed shower cubicle, vanity wash hand basin with storage under, low level WC, chrome heated towel rail, extractor fan, inset spotlights, part tiled walls, lino flooring.

Bedroom Two 4.01m x 3.18m (13'2" x 10'5") Double glazed window to rear, coved ceiling, storage cupboard housing boiler, built in wardrobes, radiator, laminate flooring.





Bedroom Three 3.84m x 2.95m (12'7" x 9'8") Double glazed half bay window to front with shutter blinds, built in wardrobes, radiator, laminate flooring.

Bedroom Four 2.92m x 2.67m (9'7" x 8'9") Double glazed window to front with shutter blinds, built in wardrobes housing hot water cylinder, radiator, laminate flooring.

Bathroom 2.34m x 2m (7'8" x 6'7") Panelled bath with shower attachment, enclosed shower cubicle, vanity wash hand basin, low level WC, chrome heated towel rail, extractor fan, inset spotlights, part tiled walls, vinyl flooring.

Exterior

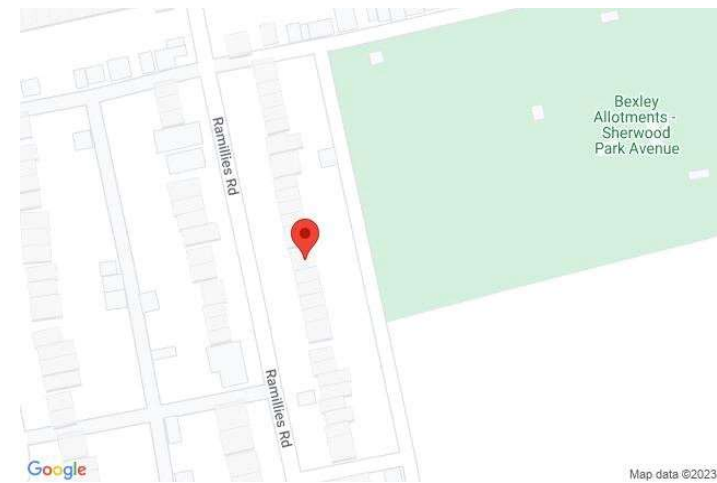
Rear Garden Approximately 40ft Paved patio area, paved walkway leading to rear paved patio, laid to lawn, raised planters, established borders, rear access.

Garage 4.67m x 2.67m (15'4" x 8'9") Detached to rear, door and window to garden, up and over door, power and light.

Please Note Rear access is subject to legal verification.

Frontage Paved for ample off street parking.





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.

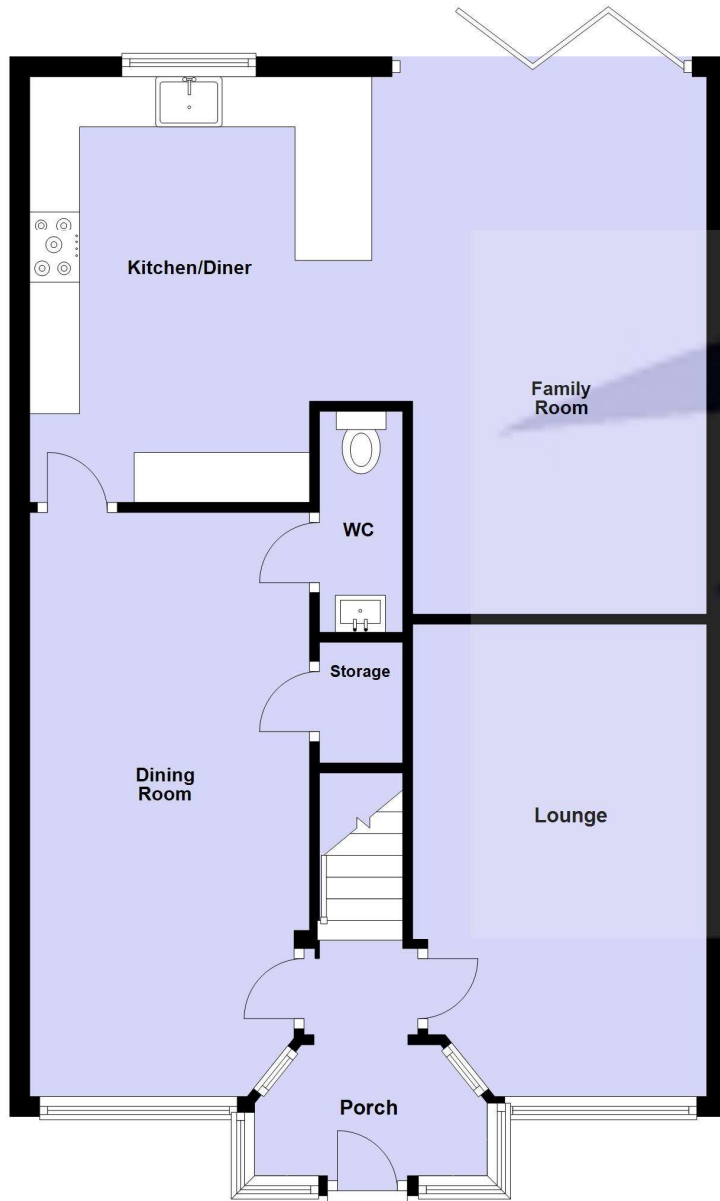
Location



(All distances & times are approximates)



Ground Floor



First Floor

