



Orchard Rise West | Sidcup, DA15 8SZ



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Asking Price: £425,000

Freehold

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Orchard Rise West, Sidcup

Situated within convenient reach of local amenities, this terraced family home has been extended with a conservatory to create a valuable second reception area. The property features three bedrooms, a family bathroom, a spacious lounge, and a kitchen diner. In addition, the external space includes a sizable rear garden and potential for further house extension, subject to planning permission (STPP). Falconwood Station is just a short walk away, and the presence of popular schools in the vicinity makes this property highly appealing.

Property Features

- Council Tax: C
- EPC Rating: To be confirmed
- Terraced Family Home
- Three Bedrooms
- Kitchen / Diner
- Conservatory
- Off Road Parking
- Large Rear Garden



Interior

Porch Enclosed porch to front, double glazed window to front, ceramic tiled flooring.

Entrance Hall 2.87m x 1.6m (9'5" x 5'3") Part glazed door to front, frosted window to front, stairs to first floor, radiator with cover, laminate flooring.

Lounge 3.38m x 3.23m (11'1" x 10'7") Double glazed bay window to front, coved ceiling, feature fireplace, radiator with cover, laminate flooring.

Kitchen/Diner 4.95m x 2.36m (16'3" x 7'9") Double glazed window to rear, french doors to rear, matching range of wall and base units incorporating cupboards, drawers and worktops, stainless steel sink unit with drainer and mixer tap, integrated oven and hob with extractor hood above, plumbed for washing machine, space for fridge/freezer, wall mounted boiler, part tiled walls, ceramic tiled flooring.

Conservatory 3.58m x 2.82m (11'9" x 9'3") UPVC, radiator, ceramic tiled flooring.

Landing 1.98m x 1.42m (6'6" x 4'8") Carpet, access to loft.

Bedroom One 3.4m x 3.1m (11'2" x 10'2") Double glazed bay window to front, built in wardrobes with mirror sliding doors, radiator, carpet.

Bedroom Two 2.82m x 2.57m (9'3" x 8'5") Double glazed window to rear, radiator with cover, laminate flooring.

Bedroom Three 2.44m x 1.75m (8' x 5'9") Double glazed window to front, radiator, solid wood floorboards.

Bathroom 2m x 1.42m (6'7" x 4'8") Double glazed frosted window to rear, panelled bath with shower attachment, vanity wash hand basin with storage under, low level WC, tiled walls, ceramic tiled flooring.

Exterior

Rear Garden Paved patio area, laid to lawn, established borders, timber shed.

Frontage Paved for off street parking, established borders.





Additional Information

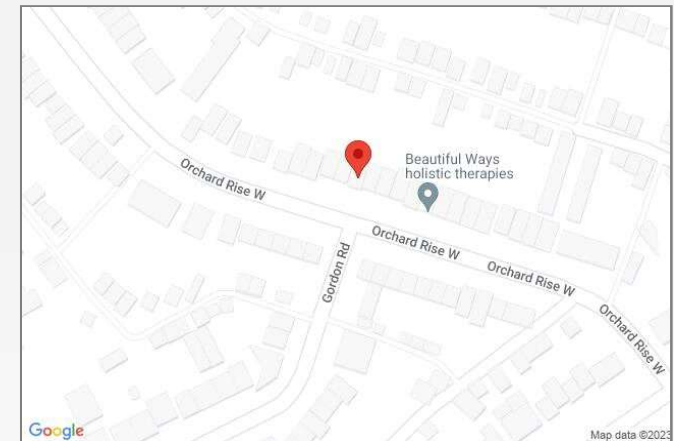
Sidcup is located in the London Borough of Bexley. It enjoys a busy high street, a library, supermarkets, a train station, the borough's main hospital, good schools and leisure facilities.

Commuters use Sidcup train station for a direct service into Central London, with journey times from 18 minutes. Sidcup is brimming with pubs and restaurants, with friendly 'locals' serving the community.



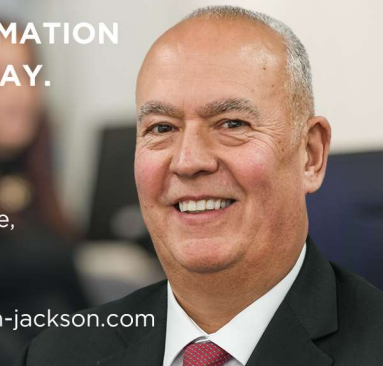
Property Location

Orchard Rise West, Sidcup, DA15 8SZ



**FOR MORE INFORMATION
CONTACT US TODAY.**

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