



Raeburn Road

Sidcup | Kent | DA15 8RD



Raeburn Road

Sidcup, Kent, DA15 8RD

Guide Price £625,000 - £650,000
Freehold

This property is perfectly situated in a highly desirable location, providing convenient access to sought-after schools such as Days Lane and Our Lady of the Rosary. Additionally, it is close to the vibrant 'Oval' area, known for its array of shops, bars, and restaurants, making it an attractive listing for prospective buyers. With its four bedrooms and three reception rooms, the house has been thoughtfully extended to accommodate a growing family. Outside, you'll find a spacious cabin/summerhouse and a delightful south-facing garden, providing an enjoyable outdoor space throughout the year.

- Extended Semi Detached House
- Four Bedrooms
- Three Reception Rooms
- Conservatory
- En-Suite to Master Bedroom
- Ground Floor WC & Utility Room
- South Facing Garden & Summerhouse
- Council Tax: Band E
- EPC Rating: To be confirmed.



Accommodation

Entrance Porch Double glazed door and window to front.

Entrance Hall 3.89m x 1.75m (12'9" x 5'9") Double glazed door to front, coved ceiling, dado rail, radiator in decorative cover, granite flooring.

Reception One 3.66m x 3.53m (12' x 11'7") Double glazed window to front, picture rail, coved ceiling, dado rail, radiator, laminate flooring.

Reception Two 3.66m x 3.5m (12' x 11'6") Coved ceiling, picture rail, feature fireplace, radiator, laminate flooring, open to :-

Reception Three 5.1m x 3.48m (16'9" x 11'5") Double glazed sliding patio doors to rear, double glazed window to rear, coved ceiling, picture rail, dado rail, radiator, laminate flooring.

Conservatory 2.95m x 2.4m (9'8" x 7'10") Double glazed windows, double glazed doors to garden, carpet.

Kitchen 5.9m (19'4") x 2.24m (7'4") plus 2.87m (9'5") x 1.75m (5'9") (open plan) Double glazed French doors to garden, range of wall and base units, round sink with mixer tap, 1 1/2 bowl sink unit with drainer and mixer tap, integrated appliances include, double oven, hob, microwave, fridge, freezer, dishwasher, radiator, part tiled walls, tiled flooring.

WC 2m x 0.91m (6'7" x 3') Low level w.c, wash hand basin set in vanity unit with mixer tap, storage drawers/cupboard, tiled walls and flooring.

Utility Room 3.28m x 2m (10'9" x 6'7") Double glazed window to front, range of wall and base units, plumbed for washing machine, space for tumble dryer, butler sink with mixer tap, integrated fridge/freezer, part tiled walls, tiled flooring.

Landing Access to loft.

Bedroom One 4.5m x 3.25m (14'9" x 10'8") Two double glazed windows to rear, coved ceiling, radiator, laminate flooring.

En Suite 3.25m x 1.27m (10'8" x 4'2") Double glazed window to front, shower cubicle, low level w.c, wash hand basin set in vanity unit with mixer tap, radiator, tiled walls and flooring.

Bedroom Two 3.58m x 3.56m (11'9" x 11'8") Double glazed window to front, coved ceiling, radiator, laminate flooring.





Bedroom Three (currently used a dressing room) 3.56m x 2.92m (11'8" x 9'7") Double glazed window to rear, built in wardrobes, radiator, laminate flooring.

Bedroom Four 2.5m x 1.83m (8'2" x 6') Double glazed window to front, radiator, laminate flooring.

Bathroom 1.75m x 1.57m (5'9" x 5'2") Double glazed window to front, panelled bath with mixer tap and shower attachment, low level w.c, wash hand basin with mixer tap, radiator, tiled walls and flooring.

Exterior

Garden South facing garden with large decked patio area leading to lawn, shed, outside lighting & tap.

Summerhouse 15'8" x 9'7" power and light.

Parking The front is paved to provide 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)

FOR MORE INFORMATION CONTACT US TODAY.

Tony Hodges - Owner Partner

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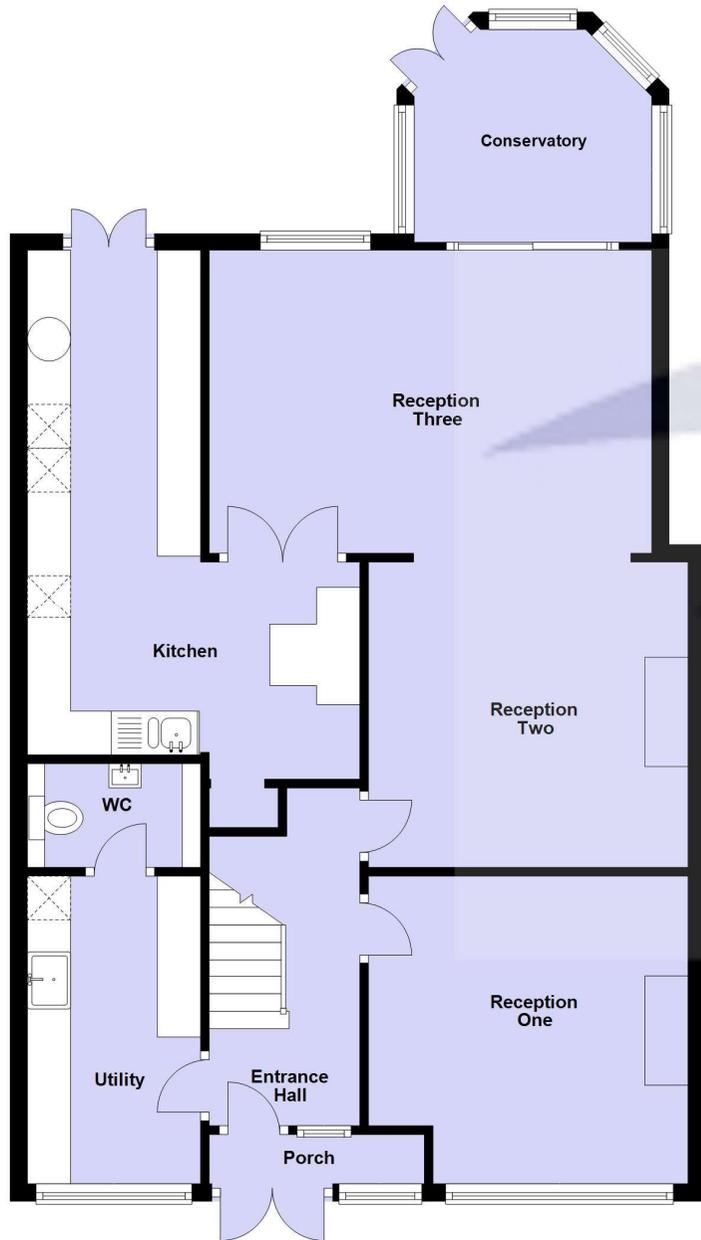
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ROBINSON-JACKSON

Ground Floor



First Floor



