



Royal Road | Sidcup, Kent, DA14 4RG



Guide Price: £500,000 - £525,000

Freehold

ROBINSON-JACKSON
Our service will *move* you

Royal Road, Sidcup

Offered CHAIN FREE and ideally located for popular local schools, Albany Park station and local shops is this SEMI DETACHED FAMILY HOME. Offering huge potential to extend (Subject to Planning Permission) Call now to view.

Property Features

- Council Tax: D
- EPC Rating: To be confirmed
- Chain Free
- Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Large Utility Storage Area
- Ground Floor WC
- Off Road Parking
- Front & Rear Gardens



Entrance Hall 3.86m x 2.2m (12'8" x 7'3") Double glazed door to front, double glazed window to side, coved ceiling, stairs to first floor, under stairs storage cupboard, radiator.

Lounge 4.7m x 3.86m into bay (15'5" x 12'8" into bay) Double glazed bay window to front, coved ceiling, feature fireplace, radiator, carpet, open plan to: -

Dining Room 3.28m x 2.92m (10'9" x 9'7") Double glazed window to rear, coved ceiling, radiator, carpet.

Kitchen 3.28m x 2.92m (10'9" x 9'7") Double glazed window to rear, coved ceiling, matching range of wall and base units incorporating cupboards, drawers and worktops, stainless steel sink unit with drainer and taps, space for cooker, plumbed for washing machine, wall mounted boiler, part tiled walls, vinyl flooring.

Utility Room 4.14m x 2.84m (13'7" x 9'4") Window and door to front, window and door to rear, space for fridge/freezer, radiator, carpet.

Ground Floor WC 1.57m x 0.97m (5'2" x 3'2") Frosted window to rear, low level WC, vinyl flooring.

Landing 2.46m x 1.57m (8'1" x 5'2") Double glazed window to side, built in storage cupboard, access to loft.

Bedroom One 4.72m x 3.38m (15'6" x 11'1") Double glazed bay window to front, coved ceiling, radiator, carpet.

Bedroom Two 3.28m x 3.25m (10'9" x 10'8") Double glazed window to rear, coved ceiling, radiator, carpet.

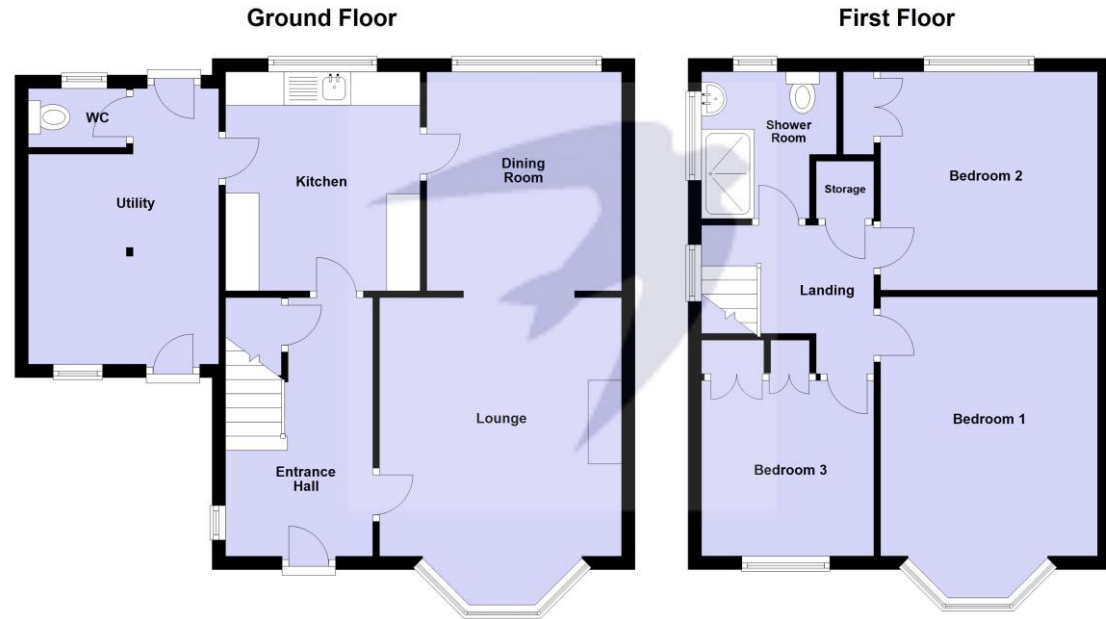
Bedroom Three 2.7m x 2.51m (8'10" x 8'3") Double glazed window to front, coved ceiling, wall lights, built in wardrobes, radiator, carpet.

Shower Room 2.18m x 2m (7'2" x 6'7") Double glazed frosted window to rear and side, enclosed shower cubicle, pedestal wash hand basin, low level WC, radiator, tiled walls, carpet.

Rear Garden Paved patio area, laid to lawn with established borders, two timber sheds, pergola, outside tap.

Frontage Paved for off street parking, bushes.

Please note that the sale of this property will be subject to Grant of Probate.



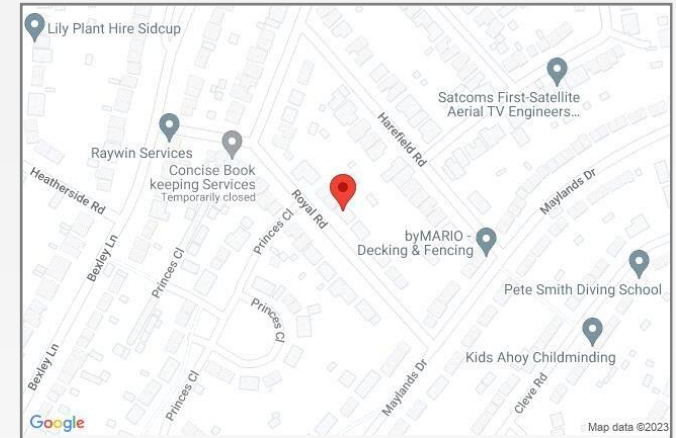
For Illustration Only
Plan produced using PlanUp.





Property Location

Royal Road, Sidcup, Kent, DA14 4RG



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.



**FOR MORE INFORMATION
CONTACT US TODAY.**

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