



ROBINSON
JACKSON
LOCAL OFFICE
020 8286 0000
FOR SALE

Ellenborough Road

Sidcup | Kent | DA14 5LA



Ellenborough Road

Sidcup, Kent, DA14 5LA

Guide Price £425,000 - £450,000
Freehold

Situated in a sought-after residential area with convenient proximity to local shops, schools, and key transportation connections, stands this end-of-terrace family residence.

Recently renovated to its full glory, this home showcases a new kitchen, and bathroom, fresh carpets, and flooring throughout, new windows, and a comprehensive redecoration that encompasses every room including brand new Combination Boiler.

Externally, the property commands attention with its generously sized plot, featuring a newly laid lush lawn and an expansive side area that presents an exciting potential for expansion, ideal for a growing family. This has granted planning permission for a garage & conservatory (23/00646/FUL) with a further planning application that is pending for a double storey side extension. The frontage offers the convenience of off-road parking space for three vehicles. Our keys are at the ready, so don't miss out - schedule a viewing today to experience this inviting opportunity firsthand.



Benefitting from:

- Chain Free
- End of Terrace Family Home
- Three Bedrooms
- Open Plan Kitchen Diner
- Planning permission Granted to side.
- (23/00646/FUL)
- Off Road Parking for Three Cars
- Fully Renovated Throughout
- Large Garden
- New Combination Boiler
- Council Tax: C
- EPC Rating: C

Accommodation

Porch 1.9m x 1.5m (6'3" x 4'11") Double glazed door to front, double glazed window to side.

Entrance Hall Door to front, stairs to first floor, door to storage room, vinyl flooring.

Lounge 3.86m x 3.4m (12'8" x 11'2") Double glazed window to front, radiator, vinyl flooring.

Kitchen/Diner 5.82m x 2.87m (19'1" x 9'5") Double glazed French doors to rear, double glazed window to rear, inset spotlights, matching range of base units incorporating cupboards, drawers and worktops, stainless steel 1 and 1/2 bowl sink unit with drainer and mixer tap, integrated oven and hob with extractor hood above, plumbed for washing machine, vinyl flooring.

Utility Area 1.55m x 1.27m (5'1" x 4'2") integrated fridge/freezer, door to under stairs storage cupboard, vinyl flooring.

Storage Room 1.93m x 1.02m (6'4" x 3'4") Vinyl flooring, cupboard housing electric and gas meters.

Landing 3.12m x 1.6m (10'3" x 5'3") Radiator, carpet, access to loft.





Bedroom One 3.43m x 3.38m (11'3" x 11'1") Double glazed window to front, built in storage cupboard housing boiler, radiator, carpet.

Bedroom Two 3.43m x 2.87m (11'3" x 9'5") Double glazed window to rear, radiator, carpet.

Bedroom Three 3.4m x 2.26m (11'2" x 7'5") Double glazed window to front, built in storage cupboard over stairs, radiator, carpet.

Bathroom 2.26m x 1.63m (7'5" x 5'4") Two double glazed frosted windows to rear, panelled bath with shower over, pedestal wash hand basin, low level WC, chrome heated towel rail, part tiled walls, vinyl flooring.

Exterior

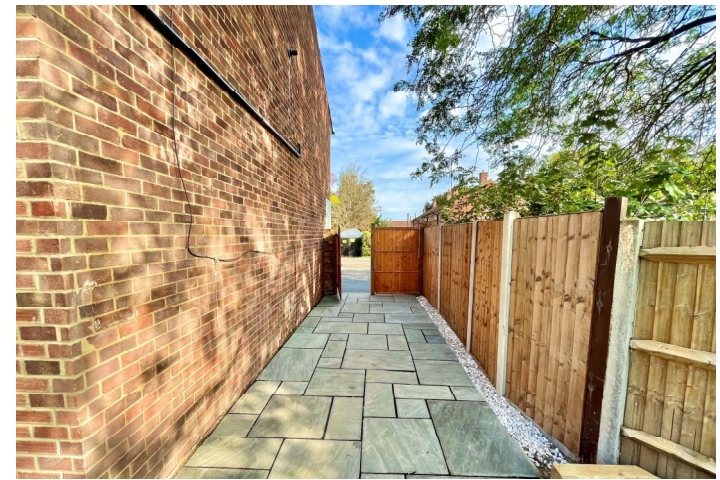
Rear Garden Paved patio area, laid to lawn, raised planters, side access.

Frontage Paved for off street parking.

Council Tax - C

EPC Rating - C





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.

Andy Greene - Branch Partner

020 8298 0500

Robinson Jackson
1 & 2 Wellington Parade,
Sidcup,
Kent DA15 9NB

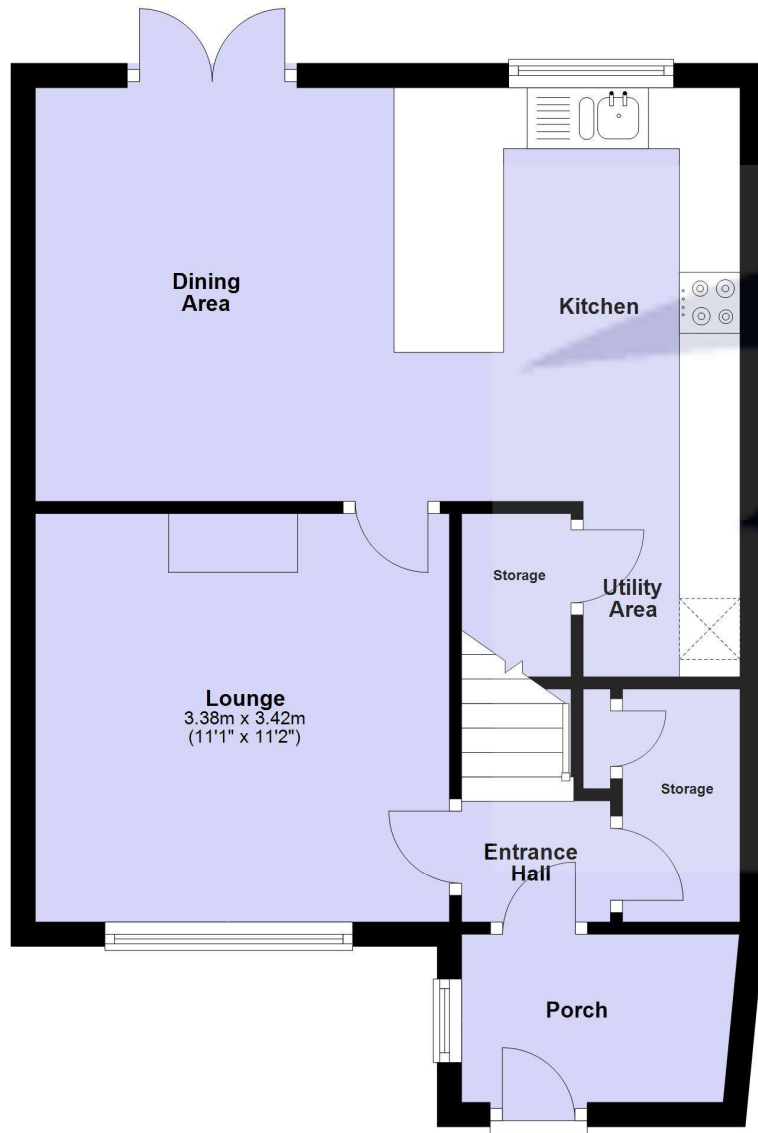
sidcup@robinson-jackson.com

SALES | MORTGAGES | LEGALS

ROBINSON-JACKSON

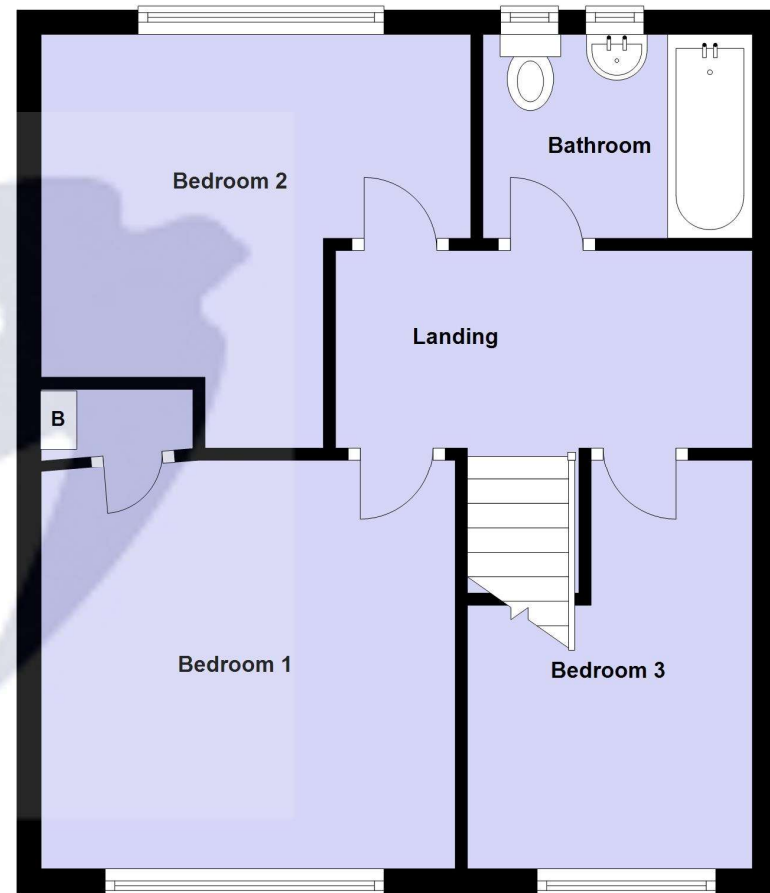
Ground Floor

Approx. 43.3 sq. metres (466.4 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.8 sq. feet)



Total area: approx. 83.7 sq. metres (901.2 sq. feet)

For Illustration Only
Plan produced using PlanUp.

