



Boundary Road | Sidcup, DA15 8SS

 3  1  2 Guide Price £500,000 to £525,000 Freehold

**ROBINSON-JACKSON**  
Our service will *move* you



## Boundary Road, Sidcup

Welcome to this well presented three-bedroom semi-detached family residence nestled in the sought-after Blackfen area. Boasting a contemporary ambiance and a host of desirable features, this property

### Property Features

- Council Tax: D
- EPC Rating: D
- 14ft Lounge
- 12ft Dining Room
- 16ft Conservatory
- Modern Fitted Kitchen
- Off Street Parking
- 16ft Garage
- Approx. 66ft Rear Garden





## Interior

**Entrance Porch** Wooden entrance door to front, window to side.

**Entrance Hall** UPVC door to front, double glazed window to front, radiator, wood style laminate flooring.

**Lounge** 4.32m x 3.28m (14'2" x 10'9") Double glazed window to front, feature fireplace, radiator, carpet.

**Dining Room** 3.66m x 3.35m (12' x 11') Double glazed sliding door to rear, radiator, karndeian flooring.

**Conservatory** 4.95m x 1.52m (16'3" x 5') Double glazed window to rear, double glazed window and door to side, radiator, wood style laminate flooring.

**Kitchen** 2.95m x 2.03m (9'8" x 6'8") Double glazed window to rear, fitted with a modern range of wall and base units with complimentary work surfaces over, stainless steel sink unit with drainer and mixer tap, integrated appliances include, oven, hob, filter hood, dishwasher, washing machine and fridge freezer, part tiled walls, karndeian flooring.

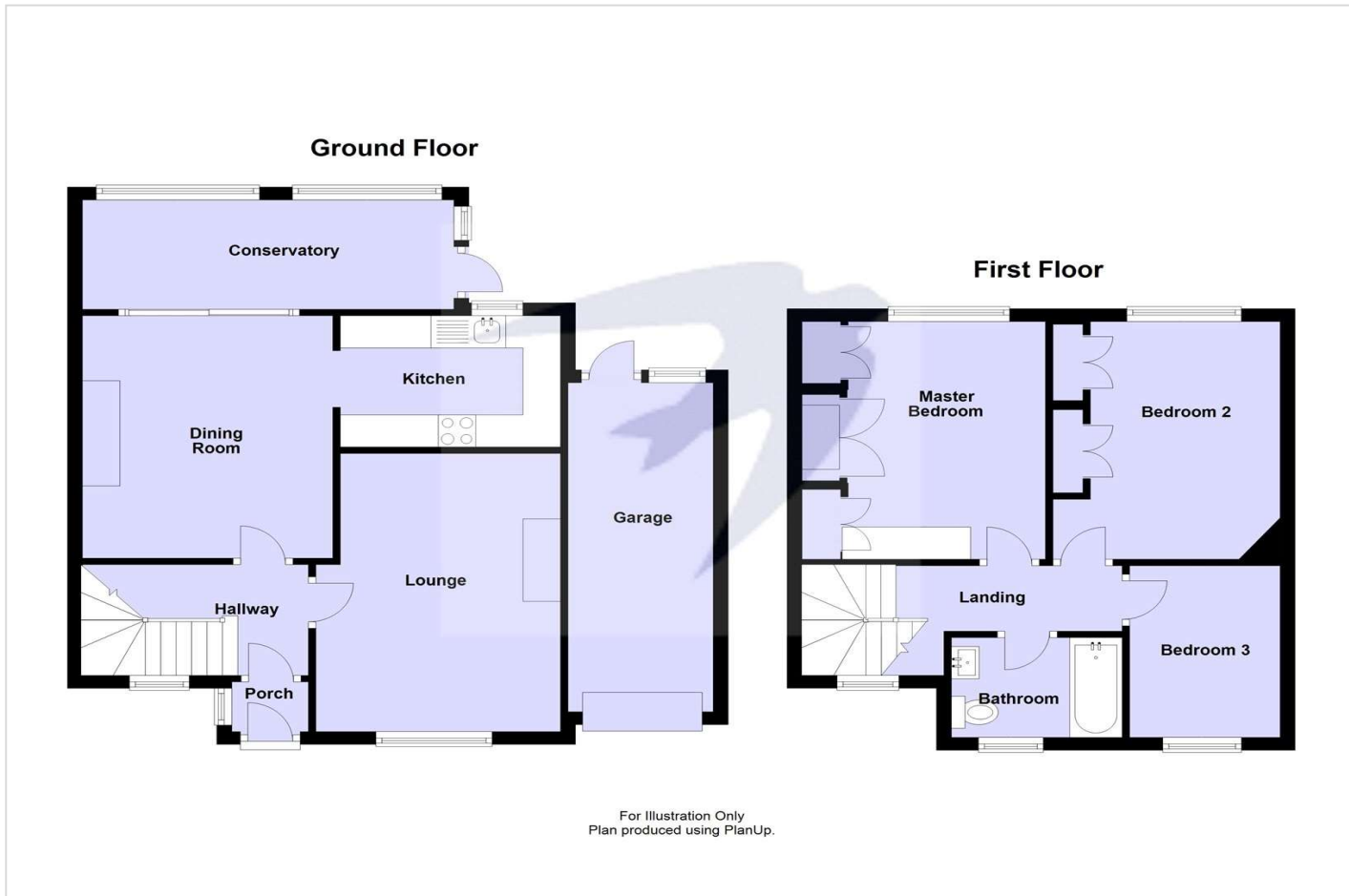
**Landing** Access to loft.

**Master Bedroom** 3.7m x 3.25m (12'2" x 10'8") Double glazed window to rear, built in wardrobes, radiator, carpet.

**Bedroom Two** 3.66m x 3.12m (12' x 10'3") Double glazed window to rear, built in wardrobes, radiator, carpet.

**Bedroom Three** 2.64m x 2m (8'8" x 6'7") Double glazed window to front, radiator, carpet.

**Bathroom** Double glazed window to front, three piece suite comprising, panelled bath with mixer tap, shower over and glass shower screen, low level w.c, vanity wash hand basin with mixer tap, chrome heated towel rail, part tiled walls, tiled flooring.







## Exterior

**Rear Garden** Approx 66ft Paved patio area, mainly laid to lawn, pond, outside tap, outside security light, outside power point, mature established borders.

**Front/Driveway** The front imprinted concrete to provide off street parking.

**Garage** 5.1m x 2.64m (16'9" x 8'8") Up and over door, door to rear.



## Property Location

Boundary Road, Sidcup, DA15 8SS



**FOR MORE INFORMATION CONTACT US TODAY.**

020 8298 0500  
 Robinson Jackson  
 1 & 2 Wellington Parade,  
 Blackfen,  
 DA15 9NB  
[tony.murray@robinson-jackson.com](mailto:tony.murray@robinson-jackson.com)



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.