



**ROBINSON
JACKSON**
LOCAL OFFICE
020 8298 0500
FOR SALE

East Rochester Way | Sidcup, Kent, DA15 8PD



Guide Price £425,000-£445,000

Freehold

ROBINSON-JACKSON
Our service will *move* you

East Rochester Way, Sidcup

Spacious 3 bedroom bungalow on Sidcup-Welling borders. Close to schools and transport links. Ideal for families seeking a convenient location with ample living space.

Property Features

- Council Tax: D
- EPC Rating: D
- Chain Free
- Three Bedrooms
- Shower Room
- Conservatory
- Off Street Parking to Rear
- Detached Garage



Porch Double glazed door to front, double glazed window to front and side.

Entrance Hall Double glazed door to front, Built in storage cupboard, radiator, vinyl flooring.

Lounge 4.11m x 3.73m (13'6" x 12'3") Double glazed sliding patio doors to rear, picture rail, feature fireplace, radiator, carpet.

Conservatory 3.45m x 2.8m (11'4" x 9'2") Double glazed double doors to rear, double glazed windows to rear and side, laminate flooring.

Kitchen 5.5m x 2.77m (18'1" x 9'1") Double glazed window to rear and side, double glazed door to side, inset spotlights, matching range of wall and 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, space for freezer, undercounter fridge, tumble dryer and dishwasher, plumbed for washing machine, part tiled walls, vinyl flooring.

Master Bedroom 3.45m x 2.84m (11'4" x 9'4") Double glazed window to front, coved ceiling, radiator, carpet.

Bedroom Two 3.89m x 3.05m (12'9" x 10') Double glazed bay window to front, coved ceiling, radiator, carpet.

Bedroom Three 2.87m x 2.13m (9'5" x 7') Double glazed window to side, dado rail, radiator, carpet.

Shower Room 1.9m x 1.75m (6'3" x 5'9") Double glazed frosted window to side, enclosed shower cubicle, vanity wash hand basin with storage to the side and under, low level WC, chrome heated towel rail, part tiled walls, ceramic tiled flooring.

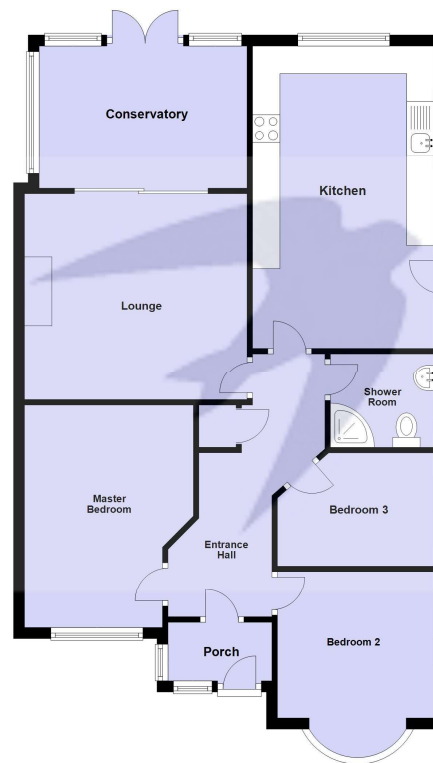
Rear Garden Paved patio area, laid to lawn, established borders, gates to rear, paved to rear to provide off road parking.

Garage Detached to rear with up and over door.

Please Note: Rear access is subject to legal verification.

Front Garden Paved.

Ground Floor



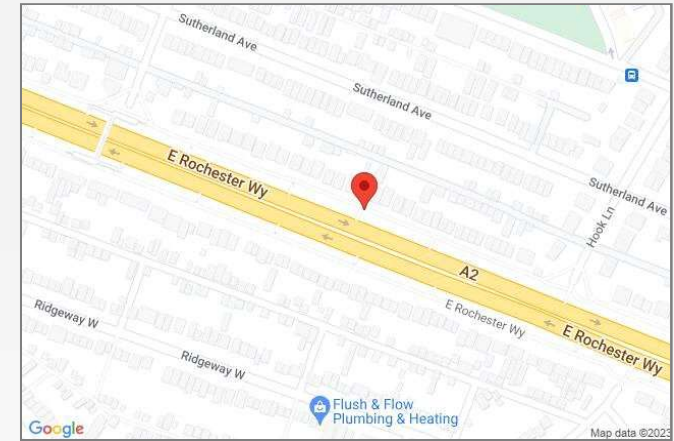
For Illustration Only
Plan produced using PlanUp.





Property Location

East Rochester Way, Sidcup, Kent, DA15 8PD



Additional Information

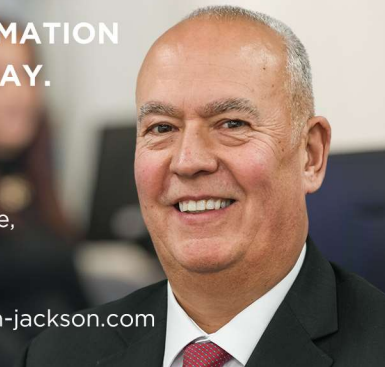
Sidcup and Blackfen are neighbouring towns in the borough of Bexley, coveted by families with children as they are in the grammar school catchments, with Chislehurst & Sidcup Grammar located off Sidcup's Hurst Road. Each town has its own High Street, with local businesses and supermarkets.

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



**FOR MORE INFORMATION
CONTACT US TODAY.**

020 8298 0500
Robinson Jackson
1 & 2 Wellington Parade,
Blackfen,
DA15 9NB
tony.hodges@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.