



# Royal Road

Sidcup | DA14 4RG



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Offers in excess of £675,000  
Freehold

Presenting a captivating five-bedroom semi-detached residence, this impeccable home offers the epitome of contemporary living with a touch of elegance. Situated in proximity to transport links and esteemed schools, this property promises a lifestyle of utmost convenience and connectivity. Whether you're commuting to work or seeking top-tier schooling options for your family, this location caters to your every need.

## Property Features:

- Five Bedrooms
- Semi Detached
- Separate Bathroom & Shower Room
- Three Reception Areas
- Kitchen/Diner
- Play Room/Bedroom Five
- Ground Floor WC
- Council Tax: D
- EPC Rating: C



## Accommodation

**Entrance Hall** Double glazed entrance door to front, radiator, understairs storage cupboard, parquet and engineered oak flooring.

**Lounge Area** 4.27m x 3.28m (14' x 10'9") Double glazed window to front, coved ceiling, feature fireplace, radiator, engineered oak flooring.

**Reception Area** 3.28m x 2.97m (10'9" x 9'9") Double glazed sliding patio doors to rear, coved ceiling, radiator, engineered oak flooring.

**Kitchen/Diner (L shaped)** 5.87m x 4.88m (19'3" x 16' at widest points) Double glazed windows to rear and side, double glazed door to rear, range of wall and base units with work surfaces over, 1 1/2 bowl sink unit with drainer and mixer tap, spaces for american style fridge/freezer, range style cooker and wine cooler, plumbed for dishwasher, cupboard housing space for washing machine and tumble dryer, radiator, part tiled walls, tiled flooring.

**WC** Low level w.c, wash hand basin with mixer tap, engineered oak flooring.

**Play Room/Bedroom Five** 3.5m x 2.5m (11'6" x 8'2") Double glazed window to front, radiator, carpet.

**Landing** Double glazed frosted window to side, access to loft, radiator, carpet.

**Master Bedroom** 3.56m x 3.45m (11'8" x 11'4") Double glazed window to front, coved ceiling, built in wardrobes, radiator, carpet.

**Bedroom Two** 3.7m x 3.05m (12'2" x 10') Double glazed window to rear, coved ceiling, built in wardrobe, radiator, carpet.

**Bedroom Three** 3.8m x 2.54m (12'6" x 8'4") Double glazed window to front, coved ceiling, built in wardrobe, radiator, carpet.





**Bedroom Four** 2.62m x 2.54m (8'7" x 8'4") Double glazed window to front, coved ceiling, built in storage/cupboards and desk, radiator, carpet.

**Bathroom** 2.51m x 1.75m (8'3" x 5'9") Double glazed frosted window to rear, freestanding bath with mixer tap, low level w.c, vanity wash hand basin with mixer tap, fitted cupboard, heated towel rail, tiled walls and flooring.

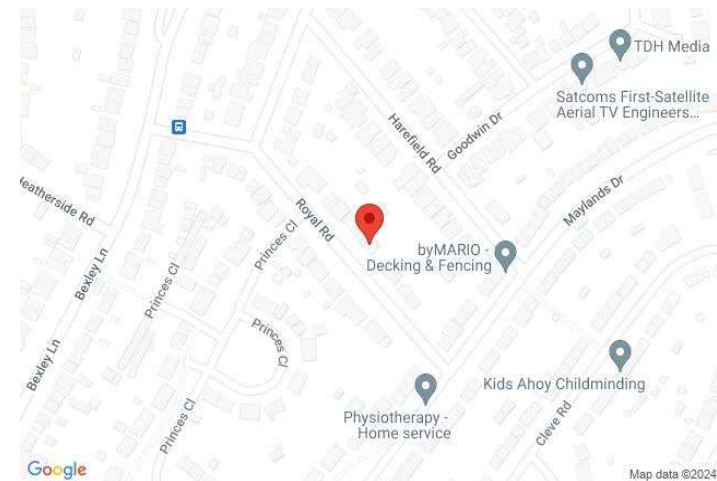
**Shower Room** 2.26m x 1.65m (7'5" x 5'5") Double glazed frosted window to rear, shower cubicle, low level w.c, vanity wash hand basin with mixer tap, fitted cupboard, heated towel rail, tiled walls and flooring.

## Exterior

**Rear Garden** Patio area, laid to law, established borders, shed, outside tap, side pedestrian access.

**Front/Driveway** The front provides off street parking for several vehicles.





## 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.

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## Ground Floor



## First Floor

