



Foots Cray Lane

Sidcup | Kent | DA14 4NP



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Sidcup, Kent, DA14 4NP

Guide Price £450,000-£475,000

Freehold

Stunning modern three-bedroom semi-detached house! Nestled in a sought-after location, this contemporary residence epitomizes stylish living with its open-plan design and convenient amenities. This meticulously designed home offers the perfect blend of comfort, style, and functionality, making it an ideal choice for discerning buyers seeking modern living at its finest. Don't miss the opportunity to make this exceptional property your own! Contact us today to schedule a viewing and experience the epitome of contemporary living firsthand.

Property Features:

- Three Bedrooms
- Semi Detached
- Open Plan Living
- Modern Kitchen & Bathroom
- Ground Floor WC
- Off Street Parking
- Garage to Side
- Low Maintenance Rear Garden
- Council Tax: D
- EPC Rating: D



Accommodation

Entrance Hall Double glazed entrance door to front, cupboard housing meters, radiator, laminate flooring.

Lounge/Diner 4.8m x 4.06m (15'9" x 13'4") Double glazed window to front, double glazed doors to rear, inset spotlights, two radiators, laminate flooring.

Kitchen/Breakfast Room 5.03m x 3.23m (16'6" x 10'7") at widest points. Double glazed window to rear, skylight inset spotlights, range of wall and base units with work surfaces over, integrated appliances include; fridge/freezer, double oven, hob, extractor hood, dishwasher and washing machine, sink unit with mixer tap, part tiled walls, laminate flooring.

WC Low level w.c, wash hand basin with mixer tap, part tiled walls, tiled flooring.

Landing Access to loft, cupboard housing boiler, carpet.

Master Bedroom 4.06m x 2.97m (13'4" x 9'9") Double glazed window to front, built in wardrobe, radiator, carpet.

Bedroom Two 3.2m x 2.62m (10'6" x 8'7") Double glazed window to front, storage cupboard, radiator, carpet.

Bedroom Three 3.18m x 1.73m (10'5" x 5'8") Double glazed window to rear, radiator, carpet.

Bathroom Double glazed frosted window to rear, panelled bath with mixer tap, shower cubicle, low level w.c, vanity wash hand basin with mixer tap, chrome heated towel rail, tiled walls and flooring.





Exterior

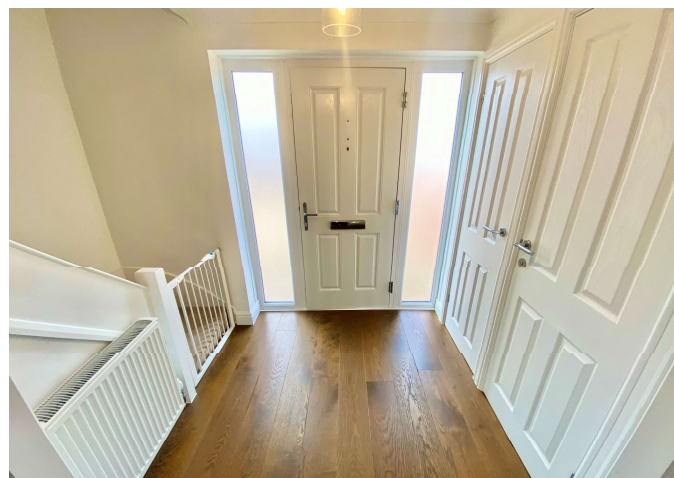
Rear Garden Patio area leading to artificial lawn, outside tap.

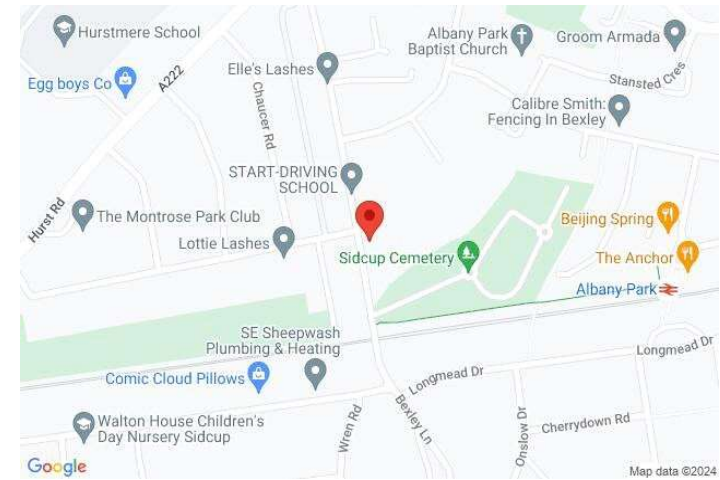
Front/Driveway The front provides ample off street parking.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

Tony Murray - Branch Manager

020 8298 0500

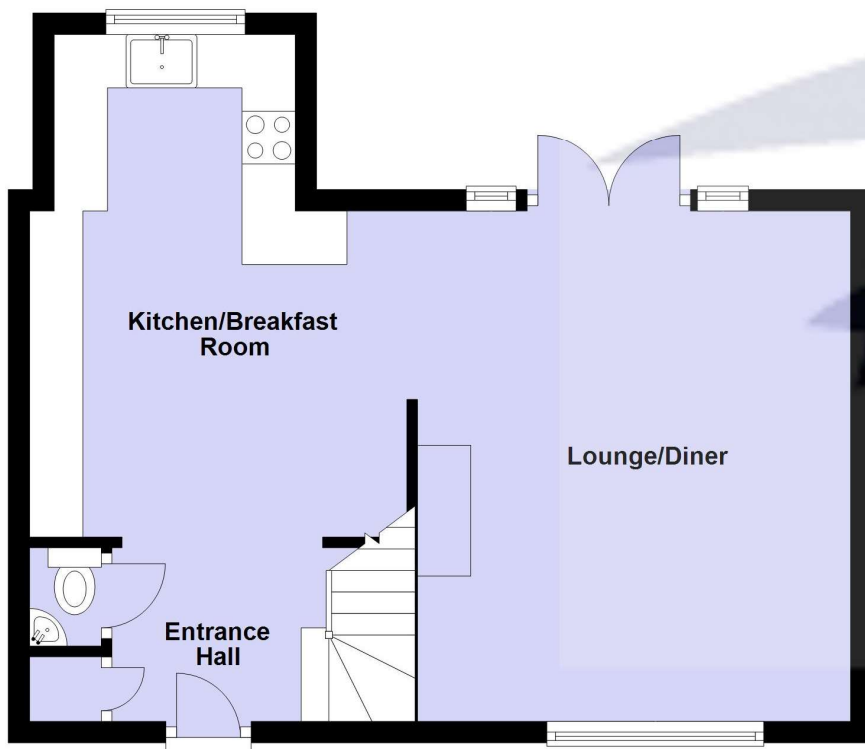
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ROBINSON-JACKSON

Ground Floor



First Floor

