



Sidewood Road | London, SE9 2EZ



Guide Price £635,000 - £650,000.

Freehold

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

## Sidewood Road, London

Robinson Jackson are delighted to present this extended four bedroom semi-detached house situated within half a mile of New Eltham mainline station and benefiting from off street parking, conservatory, bathroom and separate shower room. Internal viewing is highly recommended.

### Property Features

- Four bedrooms
- Semi-detached
- Bathroom & shower room
- Garage & off street parking
- 0.5 miles from New Eltham station
- Close to Avery Hill Park



## Interior

**Entrance Porch** Double glazed door to front, double glazed windows to front and sides, vinyl flooring

**Entrance Hall** Wooden door to front, radiator, carpet, stairs to first floor

**Lounge** 4.5m x 3.58m (14'9" x 11'9") Double glazed bay window to front, radiator, feature fireplace housing gas fire, original wood flooring

**Dining Room** 3.96m x 3.28m (13' x 10'9") Double glazed french doors to rear, radiator, original wood flooring, open aspect to kitchen

**Kitchen** 2.64m x 2.36m (8'8" x 7'9") Double glazed window to rear, range of wall and base units with work surfaces above, integrated oven, hob and extractor, one and a half bowl stainless steel sink unit, plumbing for washing machine, integrated fridge, integrated dishwasher, vinyl flooring

**Conservatory** Double glazed construction, double glazed french doors to rear, double glazed door to side, tiled floor

**Landing** Double glazed window to side, carpet

**Bedroom 1** 4.72m x 3.28m (15'6" x 10'9") Double glazed bay window to front, radiator, built in wardrobes, carpet

**Bedroom 2** 4m x 2.84m (13'1" x 9'4") Double glazed window to rear, radiator, built in wardrobes, carpet

**Bedroom 3** 2.36m x 1.93m (7'9" x 6'4") Double glazed window to front, radiator, carpet

**Separate WC** Double glazed window to rear, low level wc, part tiled walls, tiled floor

**Bathroom** Double glazed window to rear, 'P' shaped panelled bath with shower above and glass screen, vanity wash hand basin, heated towel rail, part tiled walls, tiled walls

**Bedroom 4 / Loft Room** 5.56m x 3.1m (18'3" x 10'2") Double glazed window to rear, two double glazed Velux windows to front, radiator, carpet

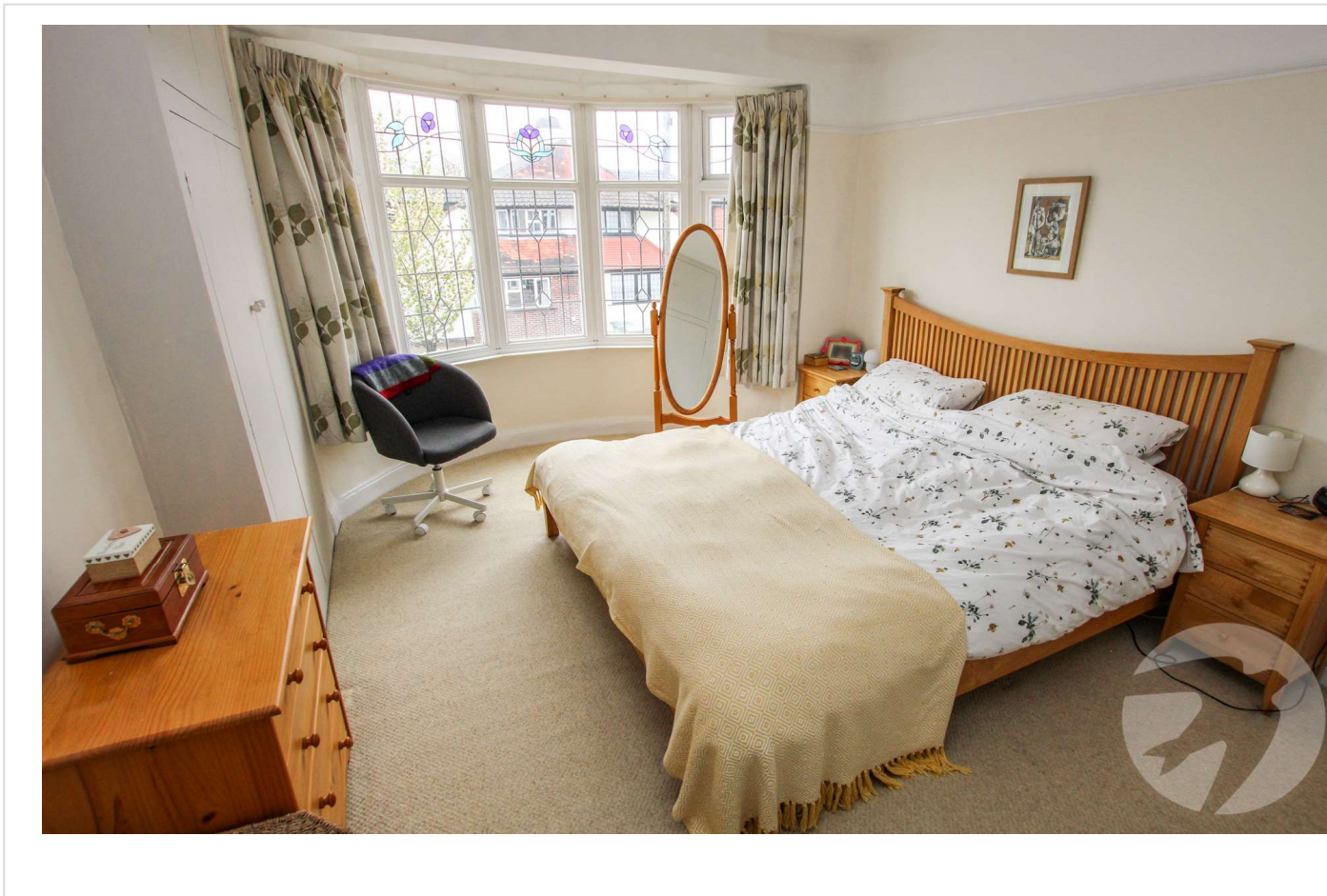
**Shower Room (second floor)** Double glazed window to rear, corner shower cubicle, wash hand basin, low level wc, part tiled walls, heated towel rails

## Exterior

**Garden** Approx 100'. Patio, mainly laid to lawn, shrub borders

**Parking** Off street parking to front, shared driveway leading to garage

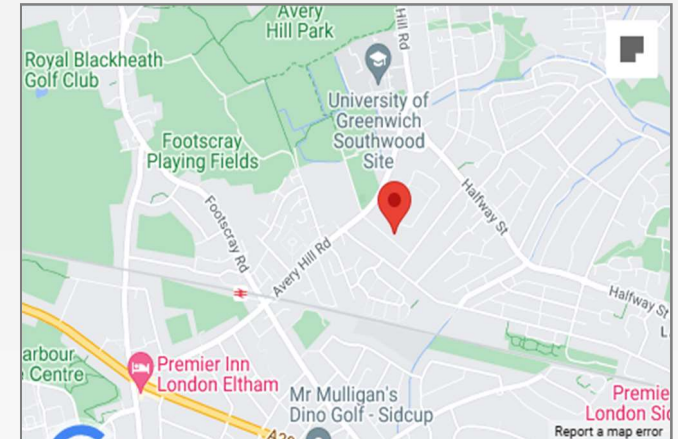
**Garage** Detached with up and over door





## Property Location

Sidewood Road, London, SE9 2EZ



\*All distances from SE9 2RL postcode. Train time from Falconwood station.

## Additional Information

Eltham is a popular town in the Royal Borough of Greenwich, with £2 million recently been spent on a High Street revitalisation programme, including a new cinema and sky bar complex.

There's a mainline train station offering a direct route to London and the magnificent Art Deco Eltham Palace. The Heritage Restaurant & Bar at the Tudor Barn, a modern leisure centre, the Bob Hope Theatre and Well Hall Pleasaunce can all be found in the town.

- Council Tax: E
- EPC Rating: D

**FOR MORE INFORMATION  
CONTACT US TODAY.**

020 8859 9600

Robinson Jackson  
2-4 Court Yard,  
Eltham,  
London SE9 5PZ

[eltham@robinson-jackson.com](mailto:eltham@robinson-jackson.com)

