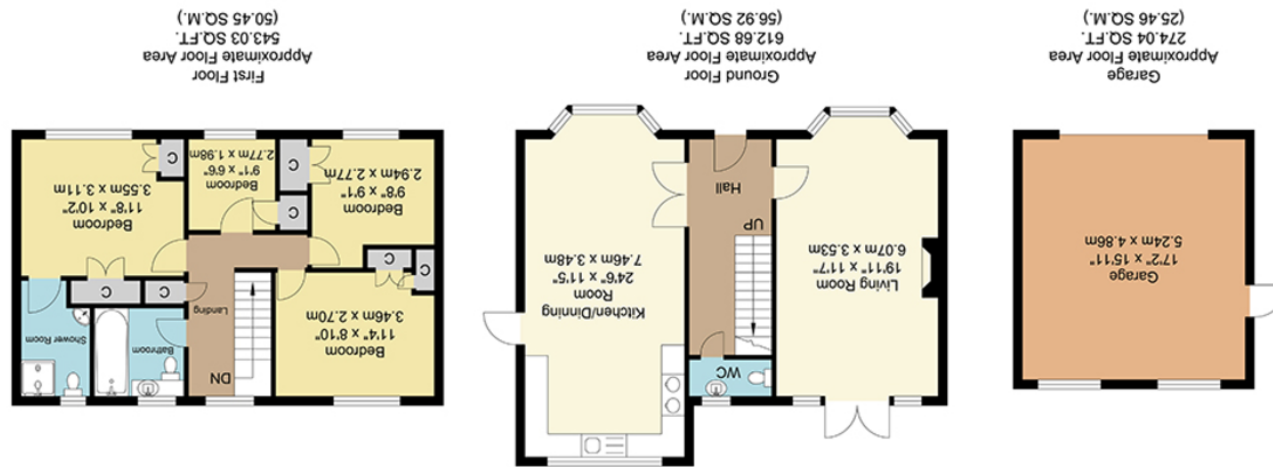


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 be used as such by any prospective purchaser.
 is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should
 measurements of doors, windows, rooms and any other items are approximate and no responsibility
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here,
 TOTAL APPROX FLOOR AREA 1429.77SQ.FT. (132.83 SQ. M.)



Marrabon Close

Sidcup, DA15 9EF

A beautifully presented 4 bedroom detached house situated in this small gated development of just 7 detached properties. Marrabon Close is a highly sought after development located just a short walk from Sidcup station, local shops and some of the borough's most sought after schools. There is a modern feel throughout this house with the kitchen/diner and separate living room suiting modern day family living and the house also features a deceptively spacious private rear garden, large garage and off street parking. Internal viewing comes highly recommended on this beautifully presented house.

Main Features

- 4 bedroom detached house on gated development
- Short walk to Sidcup station, shops and sought after schools
- Large kitchen/diner with array of storage and appliances
- Separate lounge with patio doors to garden
- Master bedroom with ensuite shower room
- 3 further bedrooms

FULL DESCRIPTION

We are delighted to offer to the market this beautifully presented 4 bedroom detached house that sits in a gated development of just 7 detached properties. The property is in excellent condition and its large kitchen/diner and separate lounge really suit modern day living for any family.

The house is situated just a short walk from Sidcup station, shops and some of the borough's most sought schools and briefly comprises: Entrance hall, cloakroom, large kitchen/diner which runs from the front to the back of the house with an array of storage and appliances as well as a separate seating area and access to the rear garden, separate lounge which also runs from the front to back of the house with patio doors to the garden, and features a wall mounted fireplace and bay fronted window.

To the first floor is the master bedroom featuring an ensuite shower room, 3 further bedrooms and a family bathroom.

Externally there is a large double garage along with off street parking, front garden and a deceptively spacious rear garden.

This is such a beautifully presented house and in such an idyllic and convenient spot for any buyer looking for a family home. Internal viewing comes so highly recommended.

Entrance hall

Living room

21' 3" x 11' 6" (6.48m x 3.51m)

Kitchen/diner

25' 5" x 11' 4" (7.75m x 3.45m)

Downstairs cloakroom

7' 3" x 2' 8" (2.21m x 0.81m)

First floor landing

Bedroom one

11' 6" x 10' 1" (3.51m x 3.07m)

Ensuite

7' 5" x 5' 0" (2.26m x 1.52m)

Bedroom two

12' 0" x 8' 8" (3.66m x 2.64m)



Bedroom three

10' 4" x 9' 1" (3.15m x 2.77m)

Bedroom four

6' 9" x 6' 4" (2.06m x 1.93m)

Bathroom

6' 3" x 6' 1" (1.91m x 1.85m)

Outside

Front garden and deceptively spacious rear garden. Large double garage and off street parking.

Additional Information

Council Tax Band G £2,540 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 66

Potential EPC Rating 79

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.
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