



**Brindle Gate**  
Kent, DA15 8BU



# Brindle Gate

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Deceptively spacious four bedroom detached house located at the end of a private close with only six properties. Offering good living space and ample off street parking. Located within easy reach of Sidcup station, shops and sought after schools. CHAIN FREE.

## Entrance hall

**Downstairs cloakroom** 5' 8" x 2' 4" (1.73m x 0.71m)

**Living room** 18' 2" x 17' 9" (5.54m x 5.41m)

**Dining room** 14' 9" x 10' 5" (4.5m x 3.18m)

**Kitchen** 14' 5" x 7' 3" (4.39m x 2.21m)

**Conservatory** 12' 7" x 12' 6" (3.84m x 3.81m)

**Bedroom one** 11' 6" x 11' 3" (3.51m x 3.43m)

**Ensuite** 9' 4" x 2' 4" (2.84m x 0.71m)

**Bedroom two** 11' 0" x 8' 3" (3.35m x 2.51m)

**Bedroom three** 11' 7" x 8' 3" (3.53m x 2.51m)

**Bedroom four** 11' 4" x 7' 2" (3.45m x 2.18m)

**Bathroom** 7' 4" x 5' 7" (2.24m x 1.7m)



We are pleased to offer for sale this four bedroom detached house which in our opinion would make a great family home.

The property is located within easy access of Sidcup station, shops and some of the borough's sought after schools.

The accommodation briefly comprises: Entrance hall, downstairs cloakroom, spacious lounge (18'2 x 17'9) leading onto a large rear conservatory, dining room (14'9 x 10'5) and a kitchen with access to the garden. To the first floor is the master bedroom with en-suite shower room, 3 further bedrooms and a family bathroom.

Externally there is a lawned rear garden and ample off street parking to the front.

Offered chain free your earliest appointment comes highly recommended.

## Main Features

- Four bedroom detached house
- Ideal family home
- Easy access to Sidcup station, shops and sought after schools
- Two reception rooms
- Conservatory
- Master bedroom with en-suite shower room

## Outside

Rear garden laid to lawn.  
Block paved front driveway providing ample off street parking.  
Integral garage.

## Additional Information

Council Tax Band G £2,540 per annum.  
Local authority Bexley London Borough Council  
Current EPC Rating 63  
Potential EPC Rating 74

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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