

Rectory Lane

Sidcup, DA14 4QW

Residing in one of Sidcup's most desirable roads, this large 7 bedroom character home sits on a substantial plot and boasts versatile accommodation measuring 2,861 sq ft. The house is set nicely back from the road and offers fantastic off street parking as well as a beautiful rear garden (225' long).

Main Features

- Large seven bedroom character home on substantial plot
- Currently laid out as 6 bedroom house with separate annexe
- 225' rear garden
- Ample off road parking to the front
- Easy access to Sidcup station and shops
- Convenient for sought after schools

FULL DESCRIPTION

We are delighted to offer to the market this highly desirable seven bedroom detached house which offers such great potential to become a large family home. The house boasts versatile accommodation making it ideal for such a wide range of potential buyers and currently features a large side annexe ideal for anyone looking for separate accommodation for a family member. There is a stunning rear garden, ample of off street parking to the front and with accommodation measuring 2,861 sq ft internal viewing is a must to fully appreciate what is on offer.

The house offers plenty of character throughout and briefly comprises: Entrance porch, entrance hall, inner hall, large lounge, kitchen/diner, 6 bedrooms to the first floor along with 2 bathrooms and in addition there is also a side annexe that currently offers another lounge, dining room, kitchen, seventh bedroom and bathroom. Externally the house is beautifully set back from the road with plenty of off street parking on offer and also offers a stunning rear garden (225' long). Sidcup station, local shops and some of the borough's most desirable schools are all within easy reach making this in our opinion a fantastic family home. The house is offered to the market chain free and internal viewing comes highly recommended.

Entrance hall

12' 10" x 10' 3" (3.91m x 3.12m)

Inner entrance hall

9' 11" x 9' 4" (3.02m x 2.84m)

Living room

23' 2" x 14' 0" (7.06m x 4.27m)

Kitchen/diner

23' 2" x 14' 0" (7.06m x 4.27m)

First floor landing

Bedroom one

16' 10" x 10' 4" (5.13m x 3.15m)

Bedroom two

10' 3" x 6' 5" (3.12m x 1.96m)

Bedroom three

13' 4" x 12' 8" (4.06m x 3.86m)

Bedroom four

16' 0" x 11' 0" (4.88m x 3.35m)

Ensuite

Bedroom five

13' 2" x 10' 2" (4.01m x 3.1m)

Bedroom six

13' 3" x 6' 3" (4.04m x 1.91m)

Shower room

8' 4" x 4' 8" (2.54m x 1.42m)



ANNEXE

Lounge

21' 7" x 12' 9" (6.58m x 3.89m)

Dining room

12' 6" x 9' 10" (3.81m x 3m)

Kitchen

11' 9" x 8' 2" (3.58m x 2.49m)

Bedroom seven

10' 4" x 10' 0" (3.15m x 3.05m)

Ensuite

Separate wc

Outside

Off road parking for several vehicles to the front.
Approx 225' rear garden laid to lawn.

Additional Information

Council Tax Band G £2,540 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 72

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.
D612