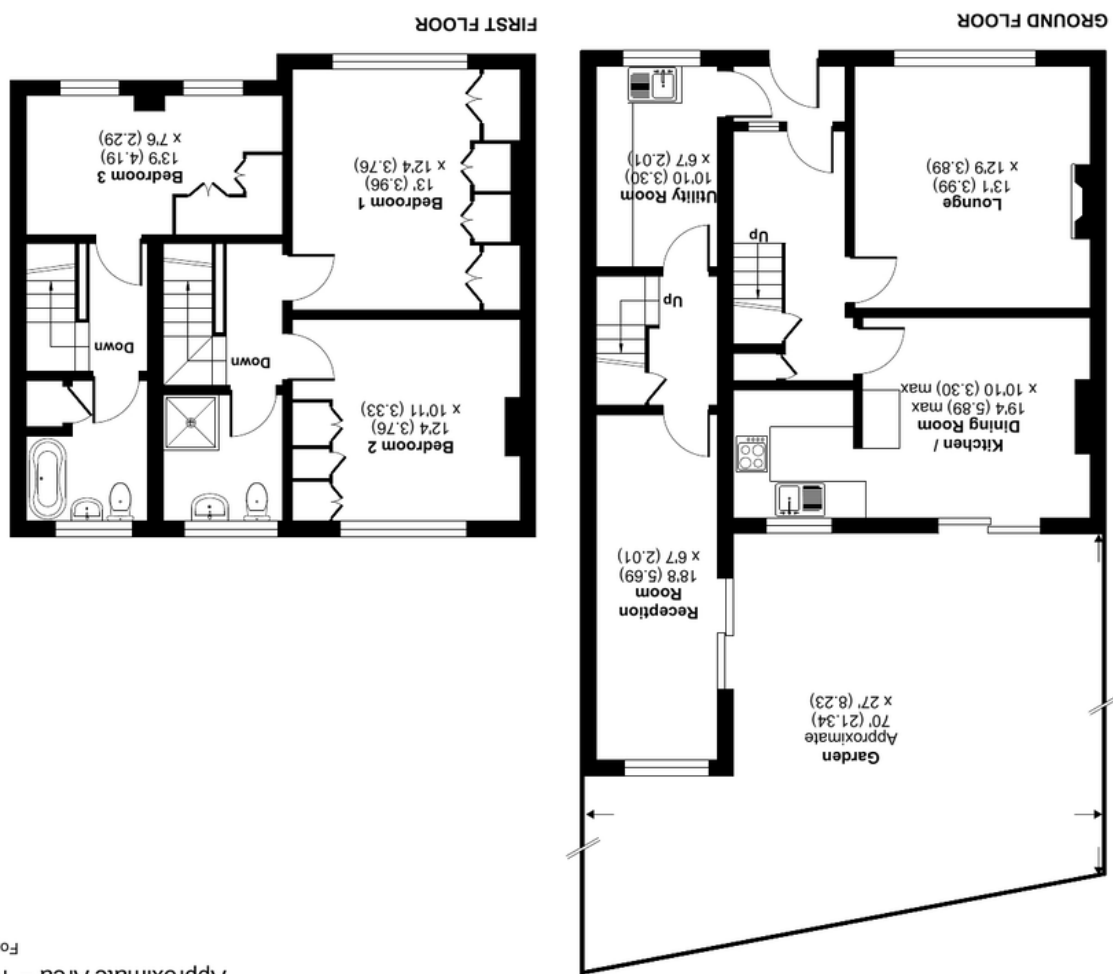


Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nktbecom 2023.
 Produced for Drewery. REF: 1011030



Boundary Road, Sidcup, DA15
 Approximate Area = 1351 sq ft / 125.5 sq m
 For identification only - Not to scale



Boundary Road

Sidcup, DA15 8ST

A larger than average 3 bedroom semi detached house that has been designed/extended to incorporate an annexe. The property is perfect for any buyer looking to also have separate accommodation for a parent or older child. It can also be easily converted back into a 3 bedroom family home that will offer great space

Main Features

- Larger than average 3 bedroom semi detached house
- Extended to incorporate an annexe
- Large rear garden
- Off street parking for several cars
- Popular location with easy access to local shops, schools and transport links
- Viewing essential to see the current layout

FULL DESCRIPTION

Offered for sale is this spacious 3 bedroom semi detached house that has been designed/extended to incorporate an annexe. The property is perfect for anyone looking to also have separate accommodation for a family member or it can easily be turned back into simply a spacious 3 bedroom house.

Currently it comprises of: entrance porch which has its own entrance to the main house and annexe. The main house features front lounge and dining room that flows nicely into the rear kitchen all overlooking the garden. To the first floor there are two large bedrooms and bathroom.

The annexe has reception room and utility room to the ground floor and bedroom and bathroom to the first floor.

Externally there is a large rear garden and off street parking for several cars to the front.

Boundary Road is in a popular location that offers easy access to local shops, schools and transport links. If you are looking for a spacious house then this is definitely worth viewing but if you are looking for a house with an annexe then this definitely needs to be viewed. *Annexe*.

Entrance hall

Lounge

13' 1" x 12' 9" (3.99m x 3.89m)

Kitchen/diner

19' 4" x 10' 10" (5.89m x 3.3m)

First floor landing

Bedroom one

13' 0" x 12' 4" (3.96m x 3.76m)

Bedroom two

12' 4" x 10' 11" (3.76m x 3.33m)

Shower room

SELF CONTAINED ANNEXE

Entrance hall

Reception room

18' 8" x 6' 7" (5.69m x 2.01m)

Utility room

10' 10" x 6' 7" (3.3m x 2.01m)

First floor landing

Bedroom three

13' 9" x 7' 6" (4.19m x 2.29m)

Bathroom



Outside

Off street parking to the front
Rear garden approximately 70' x 27'

Additional Information

Council Tax Band D £2,038 per annum.
Local authority Bexley London Borough Council
Current EPC Rating 56
Potential EPC Rating 77

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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