



**Partridge Road, Sidcup, DA14**  
 Approximate Area = 901 sq ft / 83.7 sq m  
 Garage = 133 sq ft / 12.3 sq m  
 Total = 1034 sq ft / 96 sq m  
 For identification only - Not to scale



# Partridge Road

Sidcup, DA14 6RS

CHAIN FREE bungalow with POTENTIAL TO EXTEND (STPP). Situated just a short stroll from local shops, bus routes, parks and popular schools.

## Main Features

- 2 bedroom semi detached bungalow
- Potential to extend (STPP)
- Chain Free
- Large lounge
- Garage and off street parking
- Short stroll to local shops and transport links
- Large loft

## FULL DESCRIPTION

Offered for sale is this spacious 2 bedroom semi detached bungalow that would make a great purchase for someone downsizing as it is located just "a stones throw" from local shops and bus routes, but also for a family as it has potential to extend (STPP).

The bungalow is in a very popular location and briefly comprises of:

entrance hall, a large master bedroom, second bedroom, bathroom, a large lounge, kitchen, hallway with access to a large loft and integral access to the garage.

Externally there is a front garden with off street parking and a mature rear garden. The bungalow offers easy access to local shops, bus routes and other transport links, plus local parks and some sought after schools. Internal viewing comes highly recommended so as to appreciate the space on offer.

\*chain free\*

### Entrance hall

### Lounge

14' 11" x 13' 0" (4.55m x 3.96m)

### Conservatory

11' 2" x 8' 8" (3.4m x 2.64m)

### Kitchen

14' 5" x 11' 4" (4.39m x 3.45m)

### Bedroom one

13' 0" x 11' 0" (3.96m x 3.35m)

### Bedroom two

8' 11" x 8' 5" (2.72m x 2.57m)

### Bathroom

### Outside

Mature rear garden, approximately 64' x 29' (19.5m x 8.84m)

Front garden and driveway for off street parking. Garage to the side.



## Additional Information

Council Tax Band E £2,491 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 67

Potential EPC Rating 84

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