

Longmead Drive

Sidcup, DA14 4NU

Spacious 2/3 bedroom semi detached bungalow situated in a residential road close to shops, schools and bus routes and within easy access of Albany Park and Sidcup stations. *Chain Free*

Main Features

- Spacious 2/3 bedroom semi detached bungalow
- Gas central heating
- Double glazing
- Off street parking for several cars
- Chain Free
- Living room with doors to conservatory

FULL DESCRIPTION

This 2/3 bedroom semi detached bungalow is offered chain free and is situated in a residential road, close to local amenities including shops, schools, bus routes and within easy access of both Albany Park and Sidcup stations.

The property benefits from double

glazing and gas central heating and briefly comprises: Entrance hall, living room with doors leading out to conservatory, kitchen/breakfast room, bathroom, two good sized bedrooms and a second reception which could also be used as a third bedroom.

Externally there is a well presented garden to the rear and a driveway to the front providing off street parking for several cars.

Entrance hall

Lounge

13' 6" x 12' 5" (4.11m x 3.78m)

Dining room

16' 10" x 8' 5" (5.13m x 2.57m)

Kitchen

17' 11" x 7' 6" (5.46m x 2.29m)

Conservatory

11' 9" x 9' 11" (3.58m x 3.02m)

Bedroom one

13' 4" x 11' 0" (4.06m x 3.35m)

Bedroom two

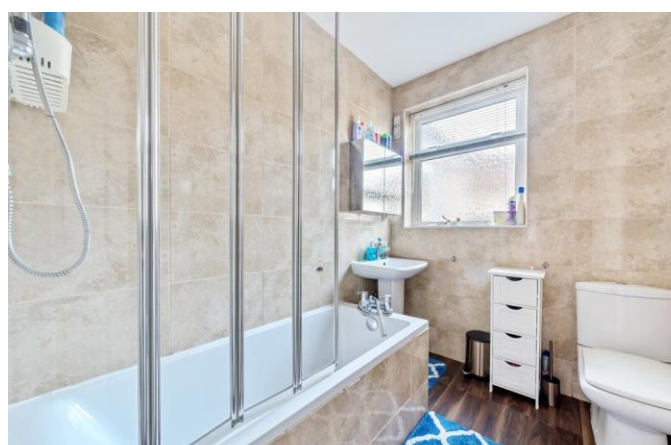
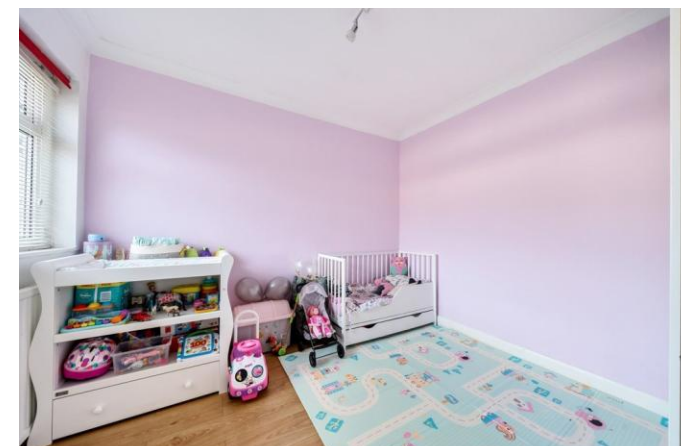
10' 4" x 10' 3" (3.15m x 3.12m)

Bathroom

Outside

Rear garden approximately 65' x 33' (19.81m x 10.26m)

Off street parking to the front and garage to side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Additional Information

Council Tax Band E £2,941 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 66

Potential EPC Rating 85

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