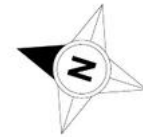
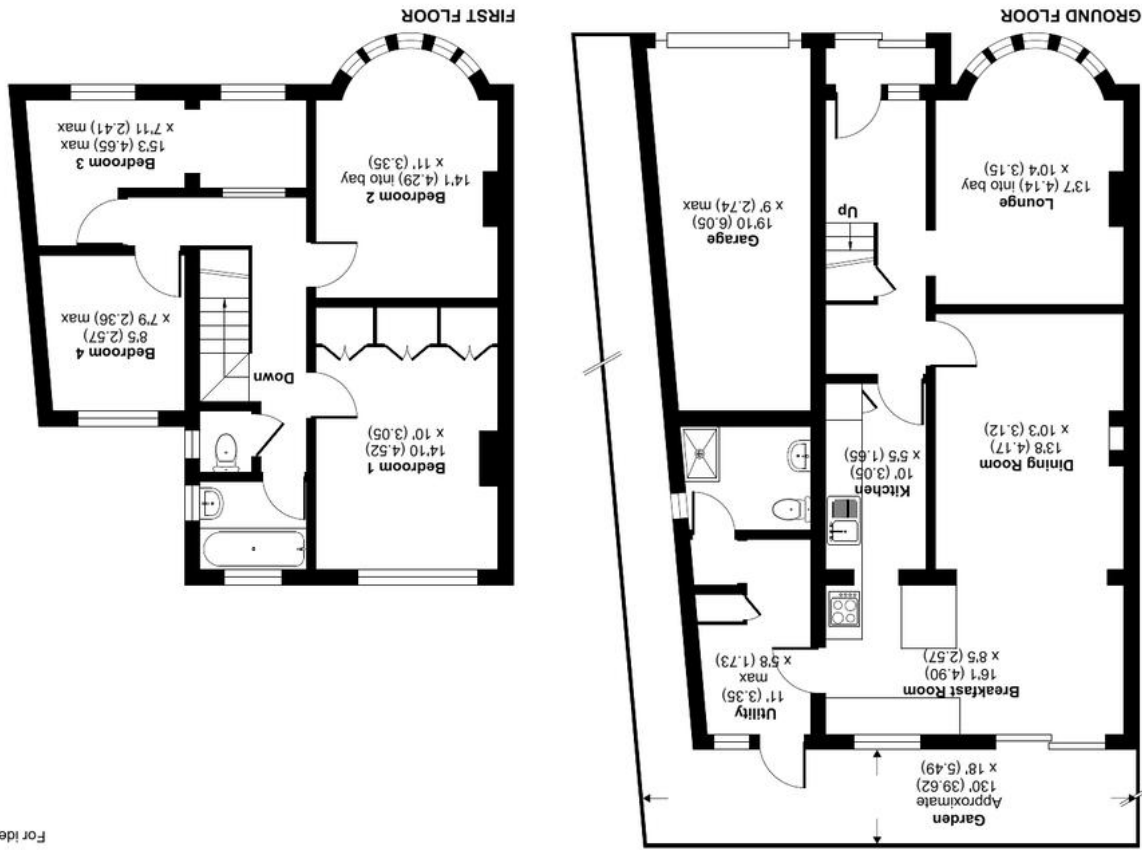


Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nrlhcom 2024.
 Produced for Drewery. REF: 1105205



Approximate Area = 1306 sq ft / 121.3 sq m
 Garage = 161 sq ft / 14.9 sq m
 Total = 1467 sq ft / 136.2 sq m

Bexley Lane, Sidcup, DA14

For identification only - Not to scale



Bexley Lane

Sidcup, DA14 4JQ

An extended 4 bedroom semi detached house that sits well set back from the road and offers easy access to local train stations, shops and schools. The house we feel would make a great family home as it really does offer a lot of space, along with a large rear garden and off street parking to the front. *Chain Free*

Main Features

- Large 4 bedroom semi detached house
- Chain Free
- Set back from Bexley Lane
- Garage & off street parking
- Large rear garden
- 2 reception rooms
- Extended kitchen/diner
- Downstairs shower room and upstairs bathroom
- Easy access to train stations

FULL DESCRIPTION

A large 4 bedroom semi detached house that offers great potential and we feel it would make a brilliant family home. It sits well back from Bexley Lane in a small slip road and offers easy access to local shops, train stations and some highly sought after schools.

The house briefly comprises of: Entrance porch, entrance hall, front lounge, a dining room that flows nice into an extended

kitchen/diner as well as a utility room and a downstairs shower room. The first floor features 4 bedrooms but potential to easily create 5 and it also has a family bathroom with separate w.c .

Externally there is a garage, off street parking and a large rear garden.

The house is offered to the market chain free.

Entrance hall

Lounge

13' 7" x 10' 4" (4.14m x 3.15m)

Dining room

13' 8" x 10' 3" (4.17m x 3.12m)

Kitchen

10' 0" x 5' 5" (3.05m x 1.65m)

Downstairs shower room

Breakfast room area

16' 1" x 8' 5" (4.9m x 2.57m)

Utility room

11' 0" x 5' 8" (3.35m x 1.73m)

First floor landing

Bedroom one

14' 10" x 10' 0" (4.52m x 3.05m)

Bedroom two

14' 1" x 11' 0" (4.29m x 3.35m)

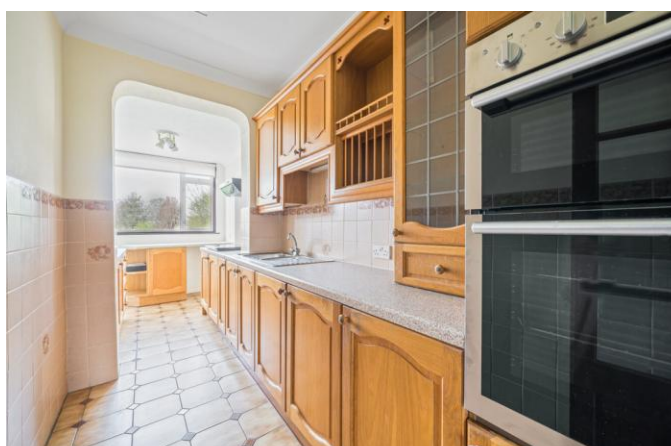
Bedroom three

15' 3" x 7' 11" (4.65m x 2.41m)

Bedroom four

8' 5" x 7' 9" (2.57m x 2.36m)

Bathroom



Outside

Front garden laid to lawn with driveway for off street parking.

Rear garden approximately 130' x 18' (39.62m x 5.49m)

Integral garage 19'10 x 9'0 (6.05m x 2.74m)

Additional Information

Council Tax Band E £2,491 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 59

Potential EPC Rating 80

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