



# Brookend Road

Sidcup, DA15 8BE

**\*CHAIN FREE\*** A 3 bedroom terrace house that sits in a popular road offering access to local shops, schools and transport links.

## Main Features

- 3 bedroom end of terrace house
- Chain Free
- Requires modernisation
- Easy access to local shops, schools and transport links
- Garden and garage to the rear
- Through lounge/kitchen area

## FULL DESCRIPTION

Offered for sale is this 3 bedroom terrace house that although needs modernising we feel would make a great family home.

It sits in a location that offers easy access to local shops, schools and transport links and briefly comprises of: Entrance hall, through lounge that offers an open plan feel to the kitchen and the dining room to the rear provides access to the garden. The first floor offers 3 bedrooms and a family bathroom and then externally there are front and rear gardens and a rear garage.

## Entrance porch

## Entrance hall

## Lounge/kitchen

24' 5" x 15' 1" (7.44m x 4.6m)

## Dining room

15' 1" x 9' 3" (4.6m x 2.82m)

## First floor landing

## Bedroom one

14' 3" x 9' 0" (4.34m x 2.74m)

## Bedroom two

10' 1" x 8' 11" (3.07m x 2.72m)

## Bedroom three

6' 11" x 5' 11" (2.11m x 1.8m)

## Bathroom

## Outside

Rear garden approximately 50' x 15'7" (15.24m x 4.75m)

Detached garage to the rear of the garden 20' x 14'1" (6.10m x 4.29m)

## Additional information

The following information has been supplied by the vendor and should be verified by the purchaser and/or solicitor prior to exchange of contracts.

Council Tax: Band D

£2,155 per annum.

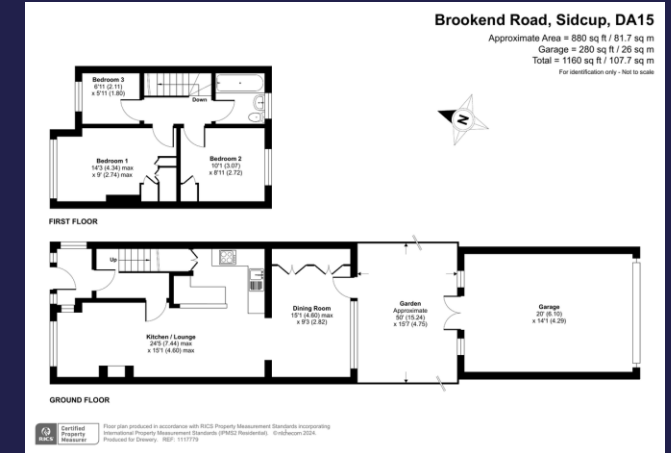
EER Rating: 57

Local authority: Bexley London Borough Council

## Directions

From our Sidcup office turn right into Station Road. At the traffic lights proceed straight across in Halfway Street. Proceed straight across at the mini roundabout and the first turning on the left is Brookend Road. Closest Stations: New Eltham (0.68 mi) Sidcup (0.76 mi) Falconwood (1.49 mi) Closest Schools: Dulverton Primary School (0.32 mi) Longlands Primary School (0.53 mi) Chislehurst and Sidcup Grammar School (0.89 mi)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612



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