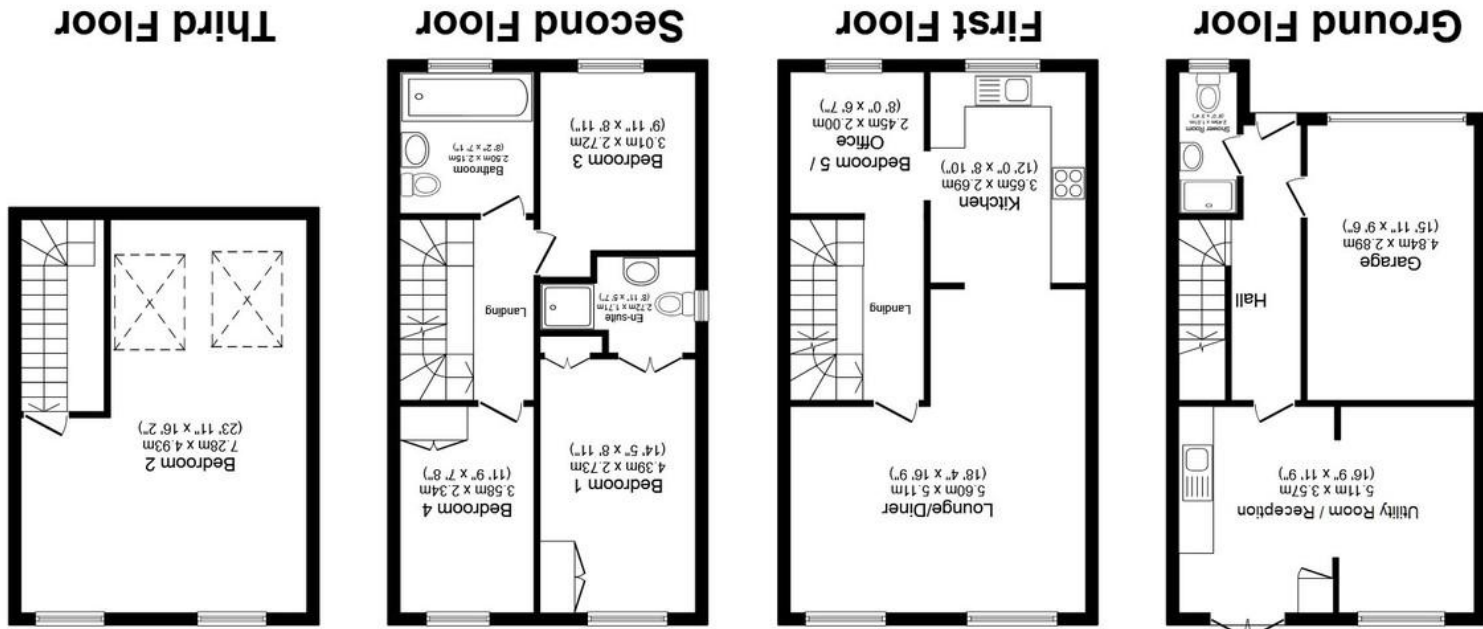


Total floor area 173.2 sq.m. (1,864 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



# Manor Road

Sidcup, DA15 7HT

A larger than average and well extended 5 bedroom town house in a desirable location just a short walk to Sidcup train station, local shops, parks and some highly sought after schools. This is a deceptively large house that still offers further potential and we feel it would make a great family home.

## Main Features

- Larger than average and extended 5 bedroom town house
- Arranged over four floors
- Integral garage and off street parking
- Short walk to Sidcup station and sought after schools
- Internal viewing a must
- Ground floor shower room, family bathroom and ensuite to one bedroom

## FULL DESCRIPTION

Offered for sale is this larger than average, plus well extended 5 bedroom town house. The property offers a great feeling of space throughout and sits in a sought after location only a short walk to the local shops, schools and parks as well as Sidcup train station.

We feel it would make a great family home and briefly comprises of: Entrance hall, integral access to the garage (which could potentially be converted), ground floor shower room with w.c and utility room/reception room that gives access to the rear garden. The first floor features a

spacious lounge that flows nicely through to a stunning kitchen with quartz tiles and built-in Bosch appliances and a study that could easily be used as bedroom 5. On the second floor is the family bathroom plus three good sized bedrooms with one of them also featuring an en-suite shower room. This house offers so much space and on the third floor is the huge loft conversion which currently houses another bedroom that is so big it could easily be split into 2 bedrooms with windows to front and back.

Externally there is off street parking for 2 cars, plus the garage and there is also a lawned rear garden.

This is certainly a house that will surprise many with the space on offer and we feel it would make a great family home. Internal viewing comes highly recommended.

### Entrance hall

### Downstairs shower room

8' 0" x 3' 4" (2.45m x 1.02m)

### Utility room/reception

16' 9" x 11' 9" (5.11m x 3.58m)

### First floor landing

### Lounge/diner

18' 4" x 16' 9" (5.59m x 5.11m)

### Kitchen

12' 0" x 8' 10" (3.66m x 2.69m)

### Bedroom five/office

8' 0" x 6' 7" (2.44m x 2.01m)

### Second floor landing

### Bedroom one

14' 5" x 8' 11" (4.39m x 2.72m)

### Ensuite

8' 11" x 5' 7" (2.72m x 1.7m)

### Bedroom three

9' 11" x 8' 11" (3.02m x 2.72m)

### Bedroom four

11' 9" x 7' 8" (3.58m x 2.34m)



### Bathroom

8' 2" x 7' 1" (2.49m x 2.16m)

### Third floor landing

### Bedroom two

23' 11" x 16' 2" (7.29m x 4.93m)

### Outside

Rear garden laid to lawn.

Integral garage 15'11 x 9'6 and off street parking to the front for two cars.

## Additional Information

Council Tax Band E £2,634 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 72

Potential EPC Rating 81

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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