

£2,200 pcm

Larch Grove, Sidcup, Kent, DA15 8WJ



- WELL PRESENTED 3 BEDROOM SEMI DETACHED HOUSE
- INCLUDES USE OF THE HOLLIES LEISURE COMPLEX
- GAS CENTRAL HEATING & SINGLE GLAZED WINDOWS
- LARGE THROUGH LIVING / DINING ROOM
- KITCHEN WITH A RANGE OF WALL & BASE UNITS
- 2 X DOUBLE & 1 X SINGLE SIZE BEDROOMS
- BATHROOM WITH OVERBATH SHOWER
- LAWNED GARDEN WITH SMALL PATIO AREA TO REAR
- 2 X ALLOCATED PARKING SPACES TO THE FRONT

To view all our homes: [www.drewery.co.uk](http://www.drewery.co.uk)





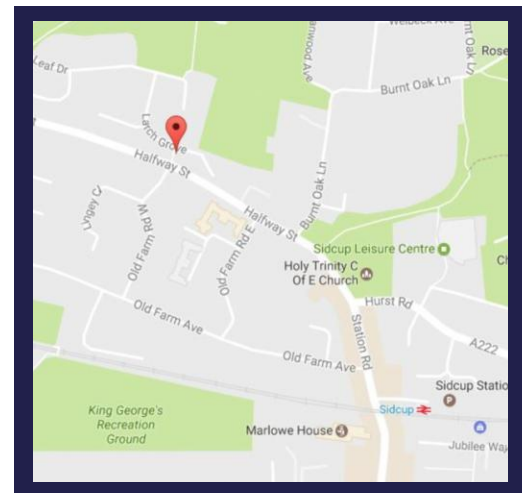
## WELL PRESENTED 3 BEDROOM SEMI DETACHED HOUSE IN THE HOLLIES DEVELOPMENT: UNFURNISHED

A well presented 3 bedroom semi detached house. Situated in the popular 'Hollies' development and close to all local amenities including shops, schools, bus routes and within easy access of Sidcup mainline railway station.

The property benefits from gas central heating, single glazed windows and access to The Hollies leisure centre.

The accommodation comprises: Entrance hallway with wood laminate flooring. Large through living / dining room with sliding doors to rear garden. Kitchen fitted with a range of wall and base units, work surfaces, sink with drainer, oven, gas hob, extractor, washing machine and fridge / freezer. To the first floor there are 2 x double and 1 x single size bedrooms. Bathroom with hand basin, bath with over bath shower and W.C. Externally there is a lawned garden to the rear with small patio area. There are 2 x allocated parking spaces to the front of the house. The property also benefits from use of The Hollies leisure complex which includes swimming pool, gym and tennis courts.

The property is available end of August. Restrictions: no pets, smokers, students or sharers. Children are at the landlord's discretion. Would suit a professional couple or single person.



Energy Efficiency Rating D.  
(68/86) EIR 0/0

# If you would like to view please contact Drewery Property Consultants on **020 8269 6600**

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. None of the appliances/services have been tested by ourselves.

\*Important - Admin fees apply per applicant. Please visit our website [www.drewery.co.uk](http://www.drewery.co.uk) (information for tenants - Fees & other costs) or contact our staff.