



**West Burton
The Park**

Sidcup
DA14 6AL

Freehold

3 bedroom, 3 storey, semi detached period house
Chain Free
Gardens to front and side and rear
Detached garage
Downstairs cloakroom, family bathroom and ensuite
to bedroom two
Quiet location, yet close to local amenities and less
than a mile to Sidcup station
Character features





FULL DESCRIPTION

We are delighted to present this unique three-bedroom semi-detached period home, offered to the market chain free. Perfectly positioned in a quiet location, yet only a short distance from Sidcup High Street and with excellent access to the A20, this property offers both convenience and tranquility.

Arranged over three storeys, the accommodation is thoughtfully laid out. The ground floor comprises an inviting entrance hall, a comfortable lounge, a separate dining room, a well-proportioned kitchen, and a convenient downstairs cloakroom. On the first floor, you will find the master bedroom and a family bathroom, while the second floor provides two further bedrooms, one with the added benefit of an ensuite.

Enjoying a desirable corner plot, the home features attractive gardens to the front and side and rear, along with a detached garage situated to the side of the property.

Located on the ever-popular residential road of The Park, residents benefit from being close to Sidcup High Street with its range of shops, cafés, and restaurants, whilst also enjoying easy access to major road links.

We strongly recommend an early viewing to fully appreciate all that this charming home has to offer.

Directions

From our Sidcup office turn left and under the railway bridge. Proceed straight across the traffic lights into Station Road. At the crossroads proceed straight across into Elm Road (A222) and over the mini roundabout. Take the first turning on the right into The Park and the property is at the end of the road on the corner of Carlton Road. Closest Stations: Sidcup (0.72 mi) Albany Park (1.40 mi) New Eltham (1.52 mi) Closest Schools: Longlands Primary School (0.58 mi) Birkbeck Primary School (0.62 mi) Chislehurst and Sidcup Grammar School (0.90 mi)



Local Authority
Council Tax Band
EPC Rating

Bexley London Borough Council
F
D

West Burton, The Park, Sidcup, DA14

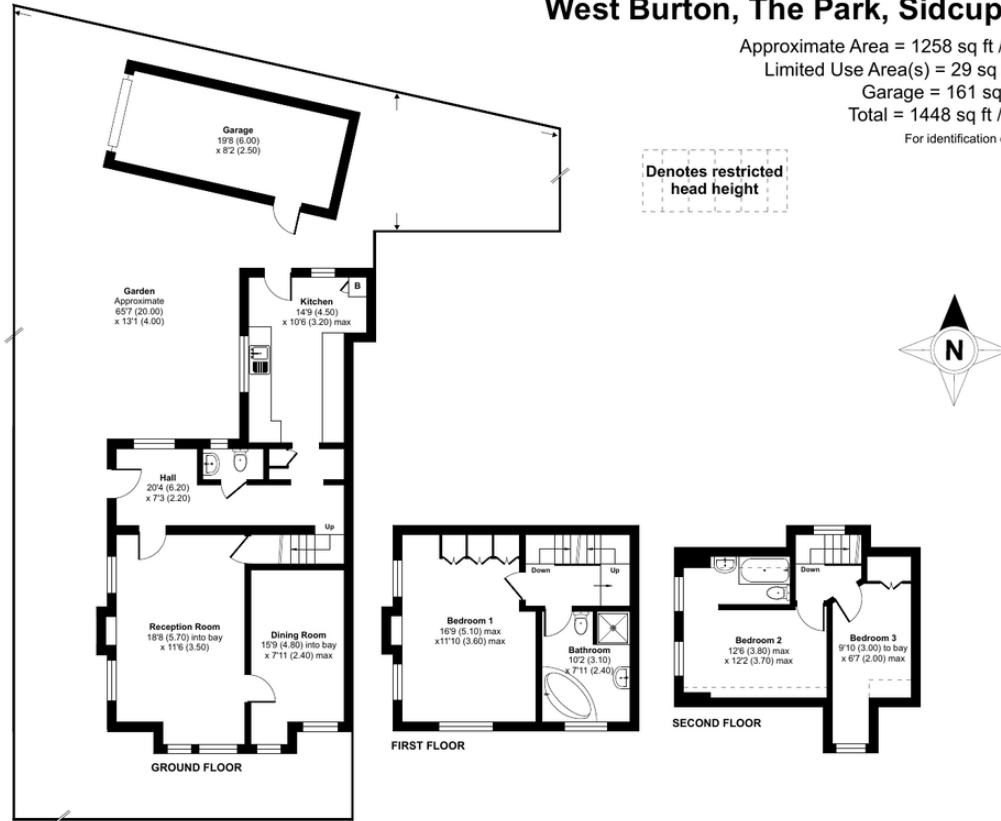
Approximate Area = 1258 sq ft / 116.9 sq m

Limited Use Area(s) = 29 sq ft / 2.7 sq m

Garage = 161 sq ft / 15 sq m

Total = 1448 sq ft / 134.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.