



## Caithness Gardens, Sidcup, DA15

Guide Price £425,000

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- Chain Free Sale
- Large Through Reception/ Dining Area
- Quiet Cul-De-Sac Location
- Within Easy Reach Of Sidcup Railway Station
- Close Proximity Of Both Sidcup & Blackfen High Street Shops & Amenities
- Three Bed Terraced House
- Extended Conservatory Leading On To Well Maintained Garden To Rear
- Off Street Parking
- Excellent Bus Links Keeping You Connected With Local Area
- Council Tax Band D - London Borough Of Bexley



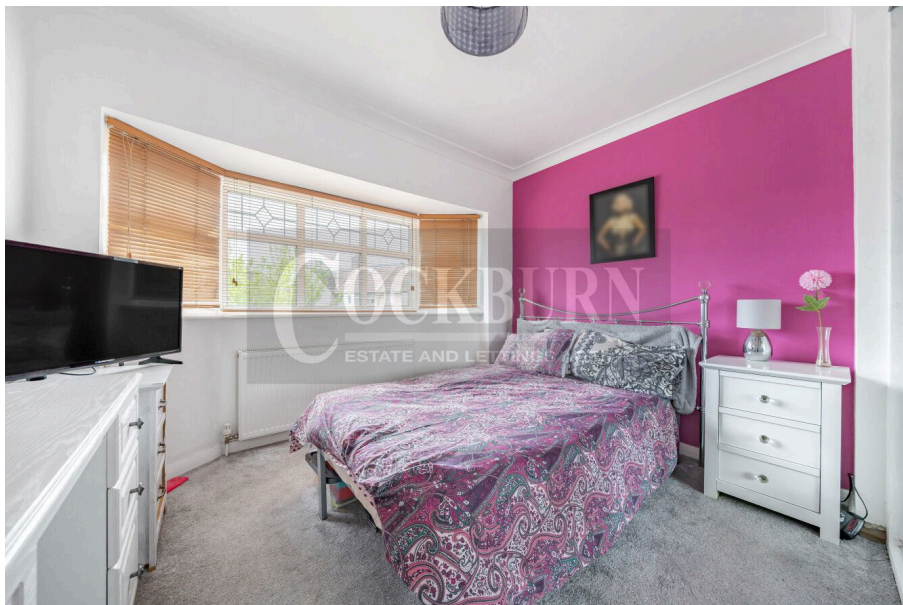
**\*\*\* CHAIN FREE \*\*\* GUIDE PRICE £425,000 - £450,000 \*\*\***

### Introducing Caithness Gardens - A Charming Three-Bedroom Terraced House in the Heart of Sidcup

*Nestled in a quiet cul-de-sac, Caithness Gardens features three well-appointed bedrooms, a spacious through reception/dining room, kitchen, extended conservatory and family bathroom, offering ample space for growing families. The property also has the added benefit of off street parking.*

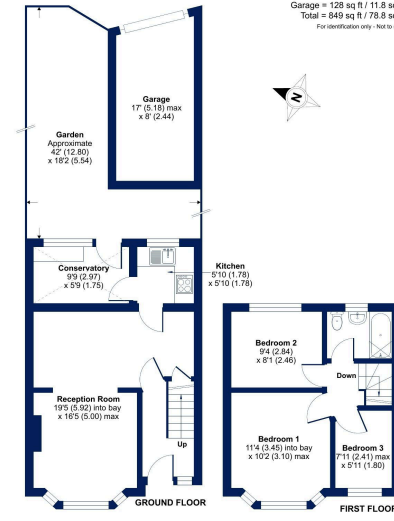
*Step into a beautiful, well-maintained garden to the rear, creating an inviting outdoor space for leisure and relaxation. The ample garden is perfect for hosting barbecues during the summer months, and also has the added bonus of a garage with electricity, perfect for storage or using as an office/studio space!*





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Approximate Area = 721 sq ft / 67 sq m  
 Garage = 128 sq ft / 11.8 sq m  
 Total = 849 sq ft / 78.8 sq m  
 For identification only - Not to scale



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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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