

## Stafford Road, Sidcup, Kent, DA14 6PU

- Stunningly finished 4 bedroom home
- Sidcup & New Eltham Stations accessible
- Formal reception room
- Shower & bath to master bedroom
- Utility room
- Double glazed & gas central heating
- Open plan kitchen - diner - family room
- Great garden with artificial grass
- Contemporary decor
- Character property

**Offers In Excess Of £750,000**



# Stafford Road, Sidcup, Kent, DA14 6PU

## DESCRIPTION

Outstandingly well finished four bedroom, two bathroom period home available to for sale in Sidcup. Featuring contemporary decor & a fantastic kitchen diner with bi-fold doors that looks on to a superb garden which has the benefit of artificial grass, a patio, a decked area & a built in BBQ.

The property is walking distance to both Sidcup and New Eltham train stations.

Attention to detail has been paid to the property when refurbishment works were carried out. The kitchen features a solid worktop & a large freestanding double oven & 5 ring burner hob. The master bedroom features an open en-suite area & a freestanding bath. Large sash windows are fitted to the rear of the property & the brickwork has been re-pointed ensuring that some of the character the property was built with is maintained.





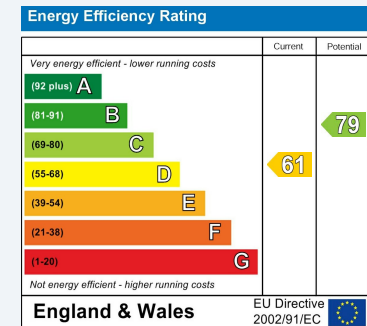
## Stafford Road, DA14

Approximate Gross Internal Area  
 Ground Floor = 78.0 sq m / 839 sq ft  
 First Floor = 66.4 sq m / 715 sq ft  
 Total = 144.4 sq m / 1554 sq ft



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [lee@hunters.com](mailto:lee@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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