



Lewis Road, Sidcup, DA14 4NA  
Guide price £585,000 Freehold

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The Homes Group are delighted to present to the market this extended semi-detached house which offers spacious & versatile accommodation throughout. The house would make an ideal family home with all bedrooms being double sized plus a ground floor study ideal for home working space or guest bedroom. Located within a short walk of local shops, a selection of schools and Albany Park & Sidcup stations.

Accommodation includes, entrance porch, spacious living room, separate dining room, an L-shaped kitchen, utility room, cloakroom and study/bedroom four. On the first floor are three double bedrooms, one with a dresser area plus the spacious family bathroom. The good sized rear garden is well maintained and there is off road parking to the front.

**Entrance Porch**

6' x 5'3 (1.83m x 1.60m)

**Entrance Hall**

12' x 6'9 (3.66m x 2.06m)

**Living Room**

21'2 x 12'1 (6.45m x 3.68m)

**Dining Room**

9'5 x 8' (2.87m x 2.44m)

**Kitchen**

15'6 narrowing to 7'8 x 14'8 (4.72m narrowing to 2.34m x 4.47m)

**Utility Room**

7'6 x 7'4 (2.29m x 2.24m)

**Cloakroom**

**Study/Bedroom Four**

10'10 x 7'4 (3.30m x 2.24m)

**Landing**

7'4 x 6' (2.24m x 1.83m)

**Bedroom One**

11' to wardrobes x 8'5 (3.35m to wardrobes x 2.57m)

**Dressing Area**

8' x 6'9 (2.44m x 2.06m)

**Bedroom Two**

10'1 x 9'7 to wardrobes (3.07m x 2.92m to wardrobes)

**Bedroom Three**

10'1 x 9'3 to wardrobes (3.07m x 2.82m to wardrobes)

**Bathroom**

14' x 8'2 narrowing to 5'3 (4.27m x 2.49m narrowing to 1.60m)

**Garden**

60' (18.29m)

**Garage Store**

8'9 x 5' (2.67m x 1.52m)

**Driveway**

**Tenure - Freehold**

**Council Tax - Band F**





### Ground Floor

Approx. 70.6 sq. metres (759.5 sq. feet)



### First Floor

Approx. 52.0 sq. metres (559.3 sq. feet)



Total area: approx. 122.5 sq. metres (1318.8 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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