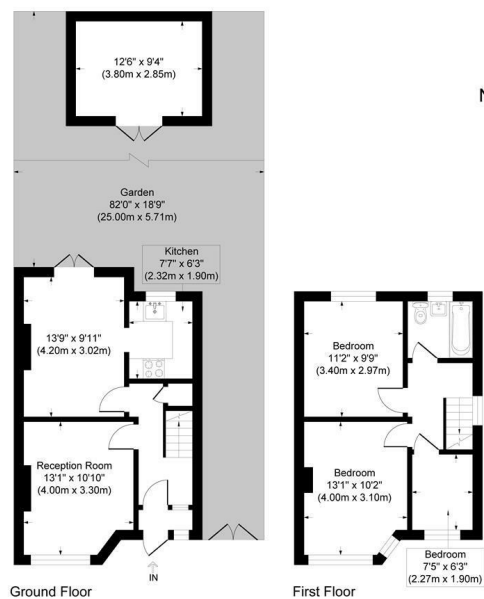
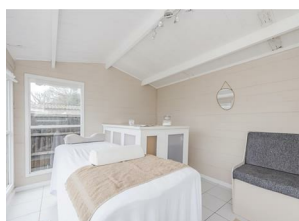
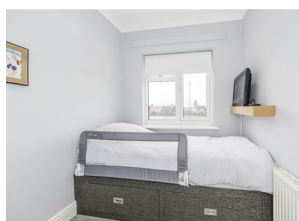


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs			
(1-20)	G		
England & Wales		EU Directive 2002/91/EC	



Lakeside Close

Approximate Gross Internal Area
 Ground Floor = 49.7 sq m / 535 sq ft
 First Floor = 36.6 sq m / 395 sq ft
 Total = 86.4 sq m / 930 sq ft

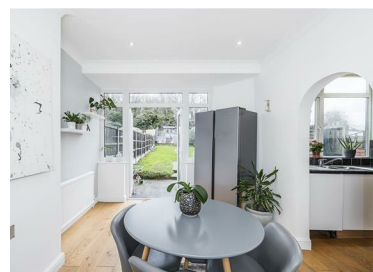
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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LAKESIDE CLOSE

SIDCUP DA15 9PW

Offers over £400,000



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Discover the epitome of comfortable living in this impressive 3-bedroom semi-detached residence, strategically located for seamless access to the A2 motorway. Beyond its convenience, this home offers a lifestyle of leisure with Danson Park just a leisurely stroll away.

Step inside to find two welcoming reception rooms, creating versatile spaces for family gatherings or quiet relaxation. The thoughtfully arranged layout extends to an upstairs bathroom, enhancing the practicality of daily living.

The allure of this residence extends beyond its interior, with a generously sized cabin at the rear of the garden. This versatile space serves as an ideal work-from-home haven, offering tranquility and separation while enjoying the beauty of the outdoors.

Parking is a breeze with a driveway accommodating two cars, a practical touch for the modern homeowner. Ideal for first-time buyers seeking value for money, this home boasts lovely modern decor throughout, creating an ambiance that resonates with style and comfort.

Make the move to exceptional living – contact us today to explore the contemporary charm and practical elegance that await you in this 3-bedroom semi.

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

LAKESIDE CLOSE

SIDCUP DA15 9PW

- 3 BEDROOM SEMI DETACHED HOUSE
- ROOM TO EXTEND SUBJECT TO PLANNING CONSENT
- DETACHED GARDEN ROOM/CABIN TO THE REAR
- WALKING DISTANCE TO DANSON PARK
- DRIVEWAY FOR 2 CARS
- 2 RECEPTION ROOMS
- EPC- D
- 930 SQ FT
- COUNCIL TAX BAND D

