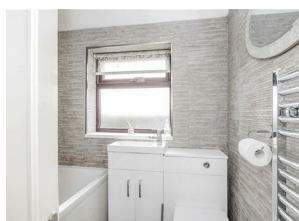
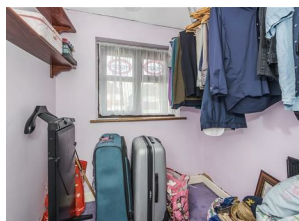


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	2002/91/EC



### Ridgeway West

Approximate Gross Internal Area  
 Ground Floor = 52.5 sq m / 565 sq ft  
 First Floor = 31.6 sq m / 341 sq ft  
 Garage = 25.1 sq m / 271 sq ft  
 Total = 109.2 sq m / 1177 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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RIDGEWAY WEST

SIDCUP DA15 8SF

Guide price £425,000



22 Albert Road, Belvedere, Kent, DA17 5LJ

01322 947 967

sales@mlmestateagents.co.uk  
 www.mlmestateagents.co.uk

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.





Guide Price £425,000 - £450,000

This three-bedroom semi-detached house situated in the desirable area of Blackfen offers a comfortable and inviting living space. The ground floor boasts an open plan layout, enhanced by a rear extension which accommodates a modern fitted kitchen flooded with natural light from skylights. This design promotes seamless flow and ample space for entertaining or family gatherings. Upstairs, the property comprises two generously sized double bedrooms, a cozy single bedroom, and a well-appointed family bathroom.

The property is presented in relatively good condition, making it move-in ready for the new owners. However, it also presents an exciting opportunity for customization, allowing individuals to put their own stamp on the space and tailor it to their preferences.

Externally, the home offers a low maintenance paved rear garden, ideal for outdoor relaxation and hosting gatherings. Additionally, a garage provides valuable storage space, while the driveway at the front of the property comfortably accommodates parking for up to three cars, ensuring convenience for residents and visitors alike.

With its blend of comfort, convenience, and potential for personalization, this property presents an excellent opportunity for those seeking a place to call home.

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## RIDGEWAY WEST

SIDCUP DA15 8SF

- Three Bedroom Semi Detached House
- Open Plan Layout
- Extended To Rear
- Potential To Extend Further STPP
- Garage
- 0.7 Miles To Falconwood Station
- Sought After Location
- Good Schools
- EPC - TBC
- Council Tax Band D

