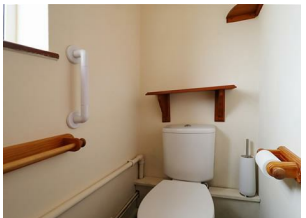
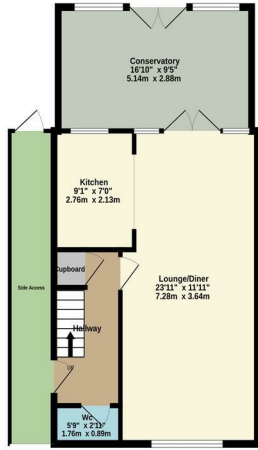


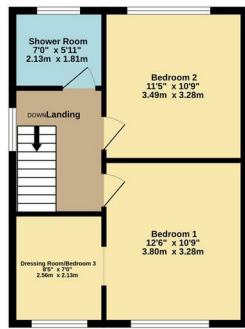
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
Not energy efficient - higher running costs		
(1-20) G		
England & Wales		EU Directive 2002/91/EC



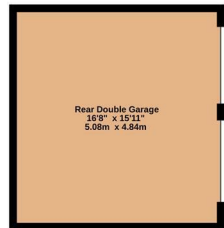
Ground Floor
583 sq.ft. (54.2 sq.m.) approx.



1st Floor
424 sq.ft. (39.4 sq.m.) approx.



Rear Annex
260 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA : 1272 sq.ft. (118.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac CO224

SUFFOLK ROAD
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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.





NO CHAIN-LARGE DOUBLE DETACHED GARAGE TO REAR-DOWNSTAIRS WC

Nestled in a quiet cul-de-sac, this 2-bedroom end-of-terrace house offers a fantastic opportunity for those looking to make a place their own. Originally a 3-bedroom, the main and third bedrooms have been combined, creating an expansive master bedroom, but it can easily be converted back to its original layout. In need of some TLC, this home is bursting with potential and ready for a new vision.

The property features a convenient downstairs WC and a large detached double garage at the rear, with access from a rear access road—perfect for secure parking or additional storage. The stunning, mature garden has been lovingly maintained over the years, offering a peaceful outdoor retreat.

With no forward chain and a short drive to Sidcup town centre, this home combines location, potential, and charm, making it an excellent opportunity for those looking to create their dream home in a tranquil setting.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

SUFFOLK ROAD

SIDCUP DA14 5DD

- 2 BEDROOM END OF TERRACED
- NO FORWARD CHAIN
- IN NEED OF SOME TLC
- DOWNSTAIRS WC/UPSTAIRS SHOWER ROOM
- LARGE DETACHED DOUBLE GARAGE NTO THE REAR WITH ACCESS ROAD
- QUIET CUL DE SAC
- EPC D
- 1272 TOTAL SQ FT
- COUNCIL TAX BAND D

