

FREEHOLD



House - Semi-Detached (EPC Rating: C)

46 FARWELL ROAD, SIDCUP, DA14 4LG

Offers in excess of

£825,000

Westwood
PROPERTY SERVICES



5 Bedroom House - Semi-Detached located in Sidcup

Offered for sale within this highly sought after and rarely available area is this five bedroom semi-detached chalet style home. Presented in a lovely condition throughout the large accommodation comprises entrance hall, living room measuring 17'3 x 13'4, dining room which is open plan to the fitted kitchen, utility room, four piece bathroom suite and the downstairs fifth bedroom. To the first floor you will find four good size bedrooms and a three piece shower room. The rear garden is south-west facing and has been lovingly maintained with mature shrubs and plants. Additional benefits to note include double glazing, gas central heating and a driveway to the front for parking.

Entrance Hall

Double glazed front door, stairs to first floor, storage cupboard and laminate flooring.

Living Room

17'3 x 13'4

Double glazed leaded light window to front and side, coved ceiling, picture rail, radiator and carpet.

Dining Room

14'11 x 13'5

Open plan to Kitchen, coved ceiling, cupboard under stairs, gas fire, radiator and laminate flooring.

Seating Area/Snug

9'8 x 9'5

Double glazed leaded light double doors to garden, open to kitchen and dining room, radiator and laminate flooring.

Kitchen

12'1 x 9'2

Double glazed leaded light window to rear, range of wall and base units, range cooker, sink unit with mixer tap, space for dish washer, wall tiling and vinyl flooring.

Utility Room

11'3 x 7'8

Double glazed door to garden, range of wall and base units, plumbed for washing machine and tumble dryer, stainless steel sink unit with mixer tap, space for fridge/freezer, access to front and tiled flooring.

Bathroom

Double glazed leaded light frosted window to side, shower cubicle, panelled bath, wash hand basin, low-level WC, heated towel rail and floor tiling.

Bedroom Five

12'6 x 8'7

Double glazed leaded light bay window to front, picture rail, radiator and carpet.

Landing

Loft access and carpet.

Bedroom One

13'11 x 13'5

Double glazed leaded light bay window to front, radiator and laminate flooring.

Bedroom Two

13'5 x 11'6

Double glazed leaded light window to rear, radiator and laminate flooring.

Bedroom Three

12'9 x 9'4

Double glazed leaded light window to front, porthole window, radiator and laminate flooring.

Bedroom Four

10'5 x 9'4

Double glazed leaded light window to rear, radiator and laminate flooring.

Shower Room

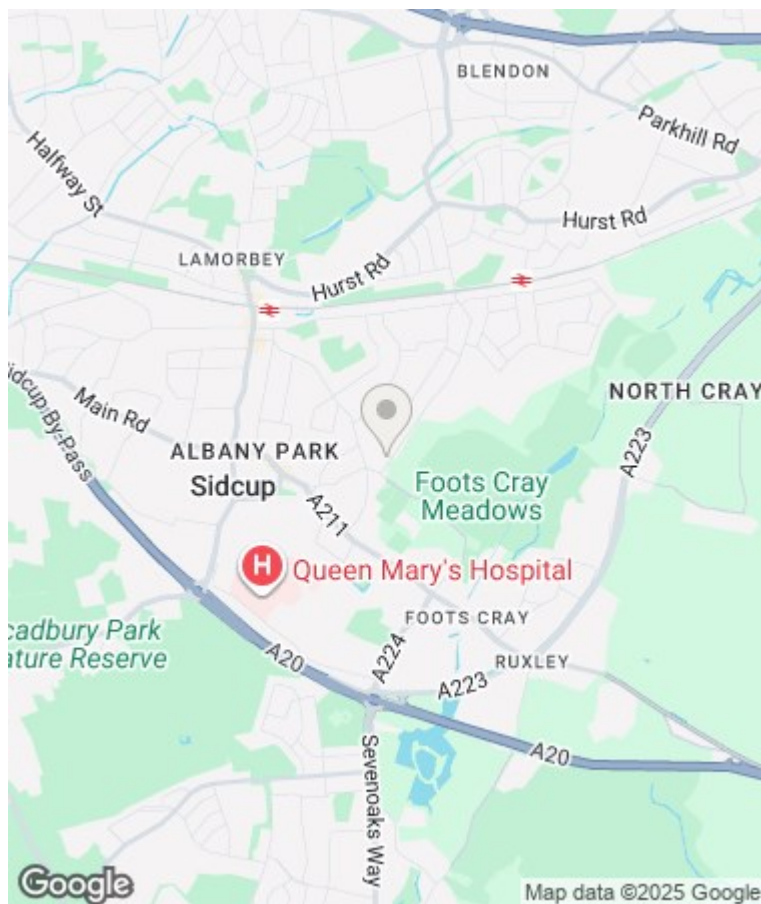
Double glazed leaded light frosted window to side, shower cubicle, low-level WC, wash hand basin and wall and floor tiling.

Rear Garden

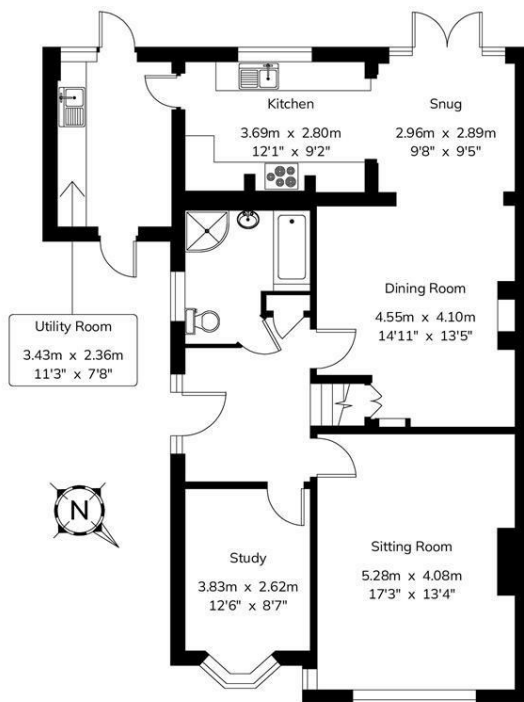
Mainly laid to lawn, fencing, outside tap, outside light, patio area, mature shrubs and plants and storage shed.

Front Driveway

Front driveway with parking.



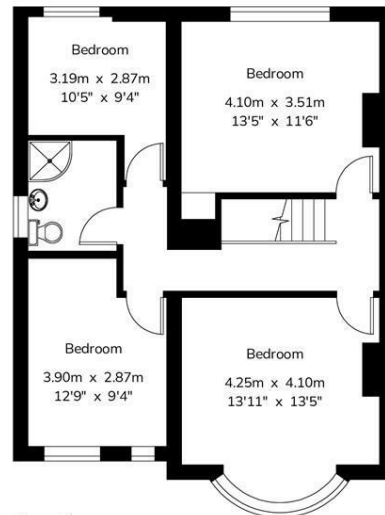
SIDCUP | 2 CENTRAL PARADE SIDCUP, KENT, DA15 7DH



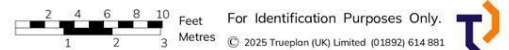
Ground Floor

46 Farwell Road

Gross Internal Area : 163.6 sq.m (1760 sq.ft.)



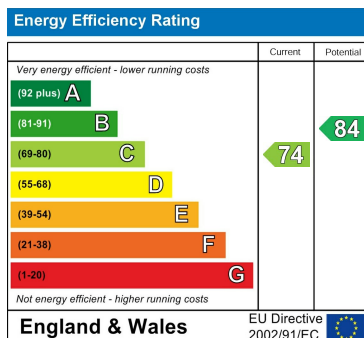
First Floor



Council Tax Band

F

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.