

FREEHOLD



House - Semi-Detached (EPC Rating: D)

**3 BEXLEY LANE, SIDCUP, DA14 4JW**

Guide price

**£825,000**

**Westwood**  
PROPERTY SERVICES





# 5 Bedroom House - Semi-Detached located in Sidcup

Guide Price £825,000 - £850,000 It is with pleasure that Westwood's offer for sale this beautiful five bedroom semi-detached family home. Having been thoughtfully extended and extremely well kept by the current owners this home offers great living space as well as indoor/outdoor living with bi-folding doors from the kitchen to the garden. The accommodation on offer comprises entrance hall, bay fronted living room measuring 17'6 x 13'5, dining room with french doors to courtyard area, extended kitchen with centre island, ground floor bedroom and cloakroom. To the first floor you will find four family sized bedrooms and a stunning four piece family bathroom suite. The garden has been immaculately maintained and has many established plants and trees, access via Farwell Road and a detached double garage. Additional points of particular note include double glazing, gas central heating and a driveway with ample parking. Ideally located for many local schools and amenities an internal viewing comes highly recommended of this rarely available home.

## Entrance Hall

Hard wood front door, stairs to first floor and wooden flooring.

## Living Room

17'6 x 13'5

Double glazed half bay leaded light window to front, coved ceiling, fireplace with surround, radiator and wooden flooring.

## Dining Room

14'8 x 13'5

Double glazed french doors to garden, coved ceiling, cupboard under stairs housing meters, open brick fireplace, radiator and wooden flooring.

## Kitchen Breakfast Room

23'9 x 12'2

Double glazed bi-folding doors to garden, skylight window, double glazed leaded light windows to rear and side, range of wall and base units, centre island with integrated appliances and sink, gas hob, extractor fan, electric oven, integrated microwave, space for american style fridge/freezer, space for washing machine, space for dish washer,

## Cloakroom

Double glazed frosted window to side, low-level WC and wash hand basin.

## Bedroom Five

12'10 x 8'6

Double glazed leaded light bay window to front, coved ceiling, radiator and wooden flooring.

## Landing

Loft access, coved ceiling and carpet.

## Bedroom One

15' x 13'7

Double glazed leaded light bay window to front, coved ceiling, fitted wardrobes, radiator and carpet.

## Bedroom Two

13'5 x 11'5

Double glazed leaded light window to rear, fitted wardrobes, radiator and carpet.

## Bedroom Three

11'6 x 9'10

Double glazed leaded light windows to side and rear, radiator and carpet.

## Bedroom Four

7'1 x 6'11

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

## Bathroom

Double glazed leaded light window to side, porthole feature window, roll-top bath tub with mixer tap, shower cubicle, low-level WC, wash hand basin with storage underneath, heated towel rail and wall and floor tiling.

## Rear Garden

approx 105'1 x 82'

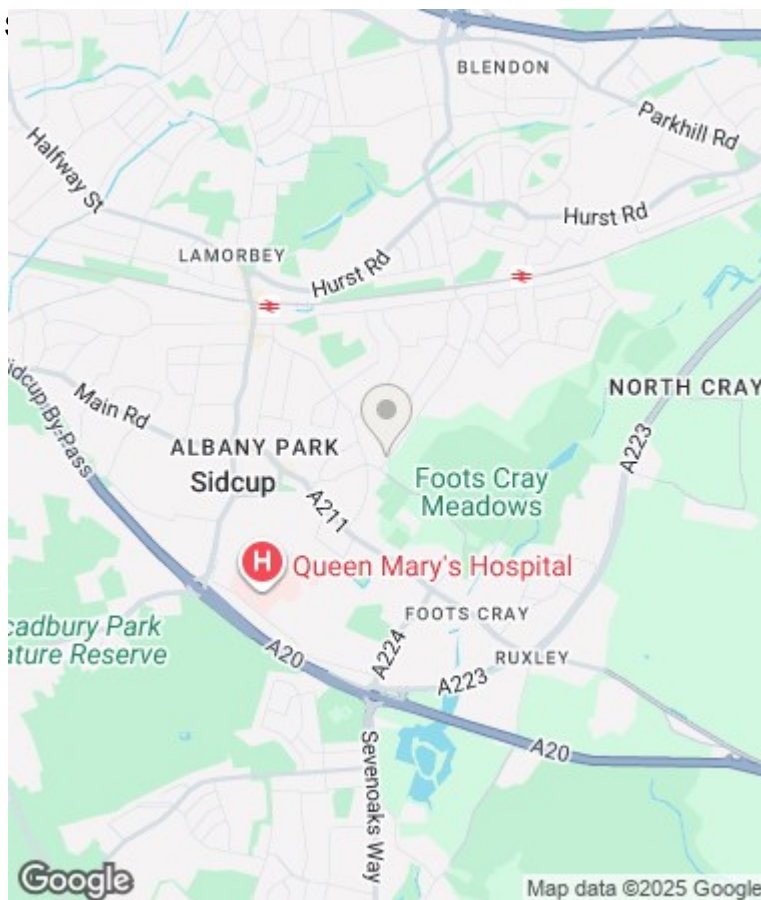
Corner plot rear garden with access from Farwell Road, laid to lawn, established trees, plants, shrubs, pond and access via side of house.

## Detached Double Garage

18'10 x 15'8

Detached double garage, roller shutter door, power and lighting.

## Driveway



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

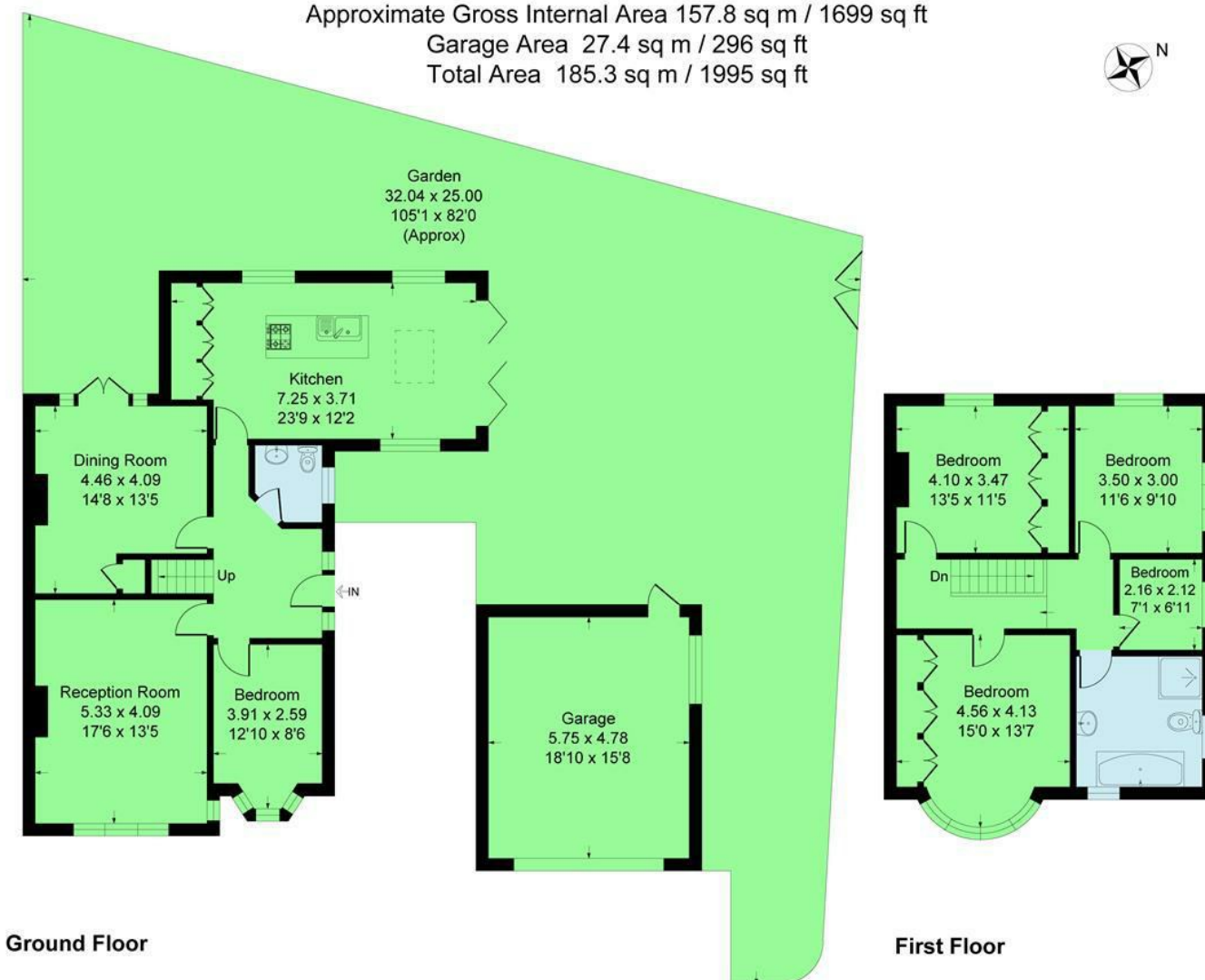


# Bexley Lane, DA14

Approximate Gross Internal Area 157.8 sq m / 1699 sq ft

Garage Area 27.4 sq m / 296 sq ft

Total Area 185.3 sq m / 1995 sq ft



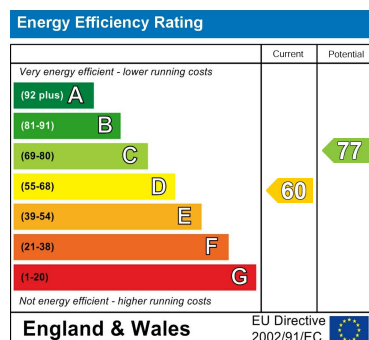
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix



Council Tax Band

F

Energy Performance Graph



Call us on

020 8301 5511

[sales@westwoodpropertyservices.co.uk](mailto:sales@westwoodpropertyservices.co.uk)

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.