



Price Band £800,000 to £825,000

Old Forge Way, Sidcup, DA14 4QL

Chattertons

EST 1893

Striking character house

Price band £800,000 to £825,000 Located in a picture perfect cul de sac which is wonderfully quiet and yet only a moments stroll from the hustle and bustle of Sidcup High street. The house has bags of character and the accommodation includes 4 bedrooms and 2 bathrooms and the heart of the house is the open plan kitchen dining room which is flooded with light thanks to the 2 lantern roofs and 2 sets of doors leading to the outside and has plenty of space for cooking, dining and socialising. The house is in excellent condition with light neutral decor and the property is absolutely ideal for a family. The rear garden is beautiful and the house also has a detached garage with private driveway, together with electric charger point.



Picture perfect cul de sac

Striking character house

4 bedrooms

2 bathrooms

Open plan kitchen diner

Entrance Hall

Parquet flooring, window to side, beautiful fireplace

Lounge 17' 0" x 13' 4" (5.18m x 4.06m)

Window to the front, parquet flooring, radiator

Kitchen Diner 25' 11" x 20' 6" (7.89m x 6.24m)

2 lantern roofs, 2 sets of doors to the outside one is bi fold and the other are french doors, wall and base units with wood block work surface, island with butler sink with mixer taps, 5 ring gas hob, double oven and eye level microwave

Stairs to the first floor

Radiator, window to the side, carpet

Bedroom 2 13' 4" x 9' 8" (4.06m x 2.94m)

Double glazed window, built in wardrobes, radiator, carpet

Bedroom 3 11' 11" x 9' 2" (3.63m x 2.79m)

Double glazed window, radiator, carpet

2 lantern roofs

Beautiful garden

Detached garage with driveway

Electric charger point

Moments from Sidcup High street

Bedroom 4 10' 4" x 8' 9" (3.15m x 2.66m)

Double glazed window, radiator, carpet

Shower Room

Frosted double glazed window, shower, pedestal wash hand basin, low level wc, tiled walls and floor

Stairs to the top floor

Skylight window

Bedroom 1 13' 5" x 10' 6" (4.09m x 3.20m)

Double glazed window, radiator, built in wardrobe, carpet

Bathroom

Frosted skylight window, free standing bath, pedestal wash hand basin with mixer taps, low level wc, tiled walls and floor, heated towel rail

Rear Garden 62' 0" x 37' 0" (18.88m x 11.27m)

Beautiful garden, laid to lawn with flower borders and patio area, timber built shed, side access, outside lights

Garage 17' 11" x 7' 0" (5.46m x 2.13m)

With private driveway





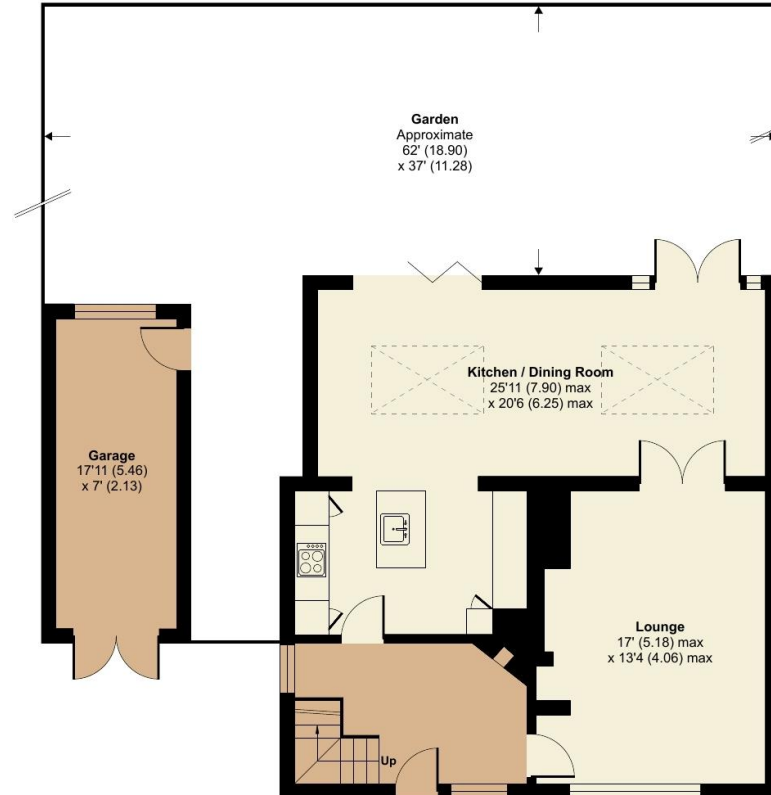
Old Forge Way, Sidcup, DA14

Approximate Area = 1491 sq ft / 138.5 sq m
 Limited Use Area(s) = 141 sq ft / 13 sq m
 Garage = 126 sq ft / 11.7 sq m
 Total = 1758 sq ft / 163.2 sq m

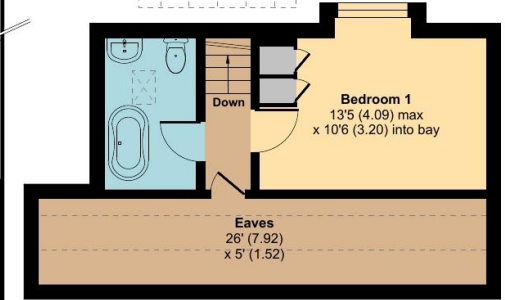


Denotes restricted head height

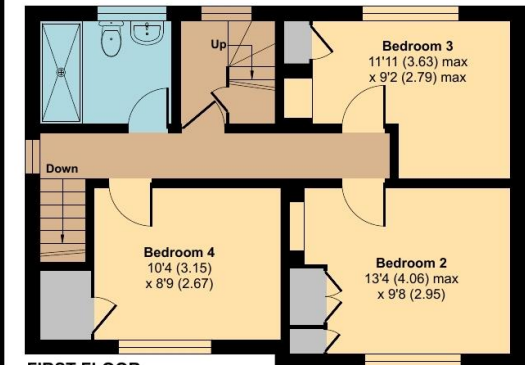
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GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1088030

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

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