



Price Band £400,000 to £425,000

Holbeach Gardens, Sidcup, DA15 8QW

Chattertons

EST 1893

2 bedroom semi detached house

Price band £400,000 to £425,000
Located at the end of quiet cul de sac is this attractive 1930s semi detached house with lovely garden backing on to open green with a lovely private outlook. Just off of Days lane and within the catchment of 2 really popular primary schools Days Lane and Our Lady of our Rosary. The property is presented in nice clean and move in condition but would benefit from some updating and perhaps even extension (stpp). An absolutely ideal first time buy but could also be perfect for someone looking to downsize.



Quiet cul de sac

Semi detached property

Lovely garden

Backing on to lovely green outlook

Entrance Hall

Frosted double glazed window, carpet

Lounge 14' 4" x 11' 2" (4.37m x 3.40m)

Double glazed window, double radiator, carpet

Kitchen 9' 2" x 8' 1" (2.79m x 2.46m)

Double glazed window, double glazed door to the garden, wall and base units with laminated work surface, stainless steel single drainer sink unit with mixer taps, built in oven and gas hob, tiled walls, cupboard housing combi boiler

Ground floor shower room

Frosted double glazed window, shower, pedestal wash hand basin plumbing for washing machine, tiled floor

Stairs to the first floor

Carpet, double glazed window to the side

2 bedrooms

Driveway with parking for 2 cars

Catchment for Days Lane School

Catchment for Ol Lady of our Rosary school

Bedroom 1 14' 8" x 14' 2" (4.47m x 4.31m)

Double glazed bay window, radiator, carpet

Bedroom 2 11' 3" x 8' 2" (3.43m x 2.49m)

Double glazed window, radiator, carpet

First floor WC

Frosted double glazed window, low level wc, radiator, vinyl floor covering

Rear Garden 66' 0" x 20' 10" (20.10m x 6.35m)

Laid to lawn with patio lovely outlook to the rear with private green with mature tree line, side access

Front Driveway

Blocked paved and space for 2 cars side by side





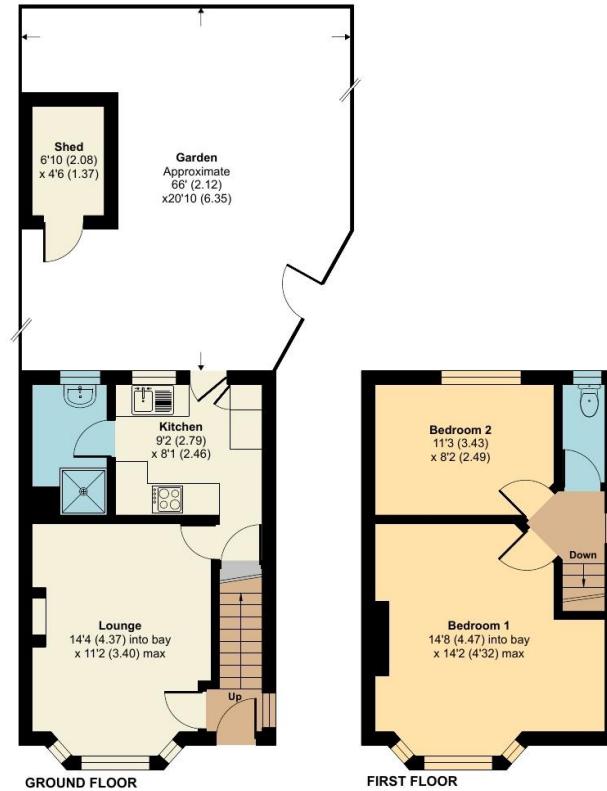
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Approximate Area = 642 sq ft / 59.6 sq m

Shed = 31 sq ft / 2.8 sq m

Total = 673 sq ft / 62.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1123177

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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