



Guide Price £475,000

Woodbine Road, Sidcup, DA15 8JJ

Chattertons

EST 1893

Unextended Chalet

Located in a lovely residential side road just off Halfway street which offers an array of shops, restaurants and services. This is an unextended chalet house offering fantastic potential for extension, which of course is subject to planning although the precedent has been well and truly set in the area. The house is been very well cared for and is in excellent condition, just needs someone to put their own stamp on it. The kitchen and bathroom are bright and modern and the 2 bedrooms are both double. The rear garden is south facing and so is very sunny and is well kept and features side access. The driveway to the front leads to double gates which allow access for a car and to the rear is a very large double garage. The property is offered to the market chain free.



Lovely residential side road
Semi detached
Un extended chalet
Fantastic potential for extension (stpp)
2 double bedrooms

Double glazed entrance porch
Tiled floor

Lounge 12' 5" x 12' 0" (3.78m x 3.65m)
Double glazed bay window, double radiator, fireplace surround

Dining room 11' 7" x 10' 4" (3.53m x 3.15m)
Double glazed sliding doors to the outside, radiator, carpet

Kitchen 11' 6" x 6' 10" (3.50m x 2.08m)
Double glazed window, double glazed door to the garden, fully fitted wall and base units with laminated work surface, stainless steel single drainer sink unit with mixer taps, gas hob with extractor hood, double oven, integrated fridge freezer, tiled walls, vinyl floor covering

Ground floor bathroom
Frosted double glazed window, panelled bath with mixer taps, wash hand basin with mixer taps and vanity unit below, low level wc, chrome heated towel rail, tiled walls and floor

Private driveway
South facing garden
Large double garage
Chain free
Just off Halfway street

Stairs to the first floor
Carpet, access to the loft

Bedroom 1 12' 10" x 12' 1" (3.91m x 3.68m)
Double glazed window, double radiator, eaves storage cupboard, carpet

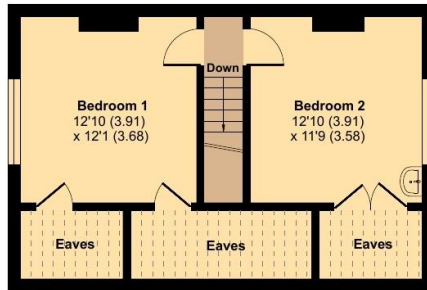
Bedroom 2 12' 10" x 11' 9" (3.91m x 3.58m)
Double glazed window, eaves storage cupboard, sink unit, double radiator, carpet

Rear garden 45' 0" x 30' 4" (13.71m x 9.24m)
South facing and so really sunny, laid to lawn and patio area with side access

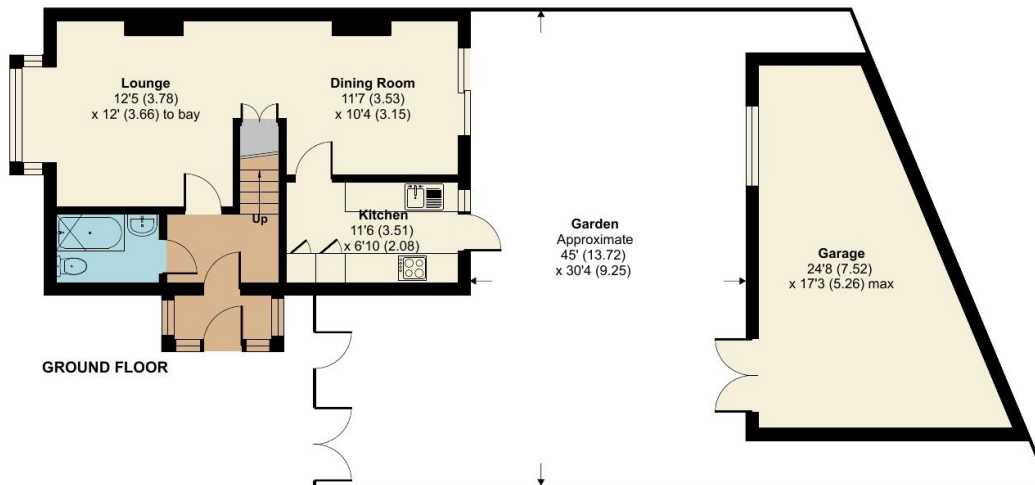
Private driveway
With double gates allowing for vehicle access leading to a large double garage

Large double garage 24' 8" x 17' 3" (7.51m x 5.25m)
Double doors and light and power





FIRST FLOOR



GROUND FLOOR

Woodbine Road, Sidcup, DA15

Approximate Area = 874 sq ft / 81.1 sq m
 Limited Use Area(s) = 141 sq ft / 13 sq m
 Garage = 300 sq ft / 27.8 sq m
 Total = 1315 sq ft / 121.9 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrschem 2024. Produced for Chattertons Estate Agents Ltd. REF: 1163033

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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