



£499,995

Bedford Road, Sidcup, DA15 7JP

Chattertons

EST 1893

Detached 2 bed house

Newly built only 7 years ago is this detached house presented to the market in pristine condition. Tucked away behind double gates at the end of a very popular road and with a parking area and 2 covered gazebo areas along with a small summer house. The design of the house is extremely stylish and practical with a great layout, featuring a dual aspect lounge, separate modern kitchen with integrated appliances, 2 double bedrooms, modern bathroom with large free standing tub and separate shower and ground floor cloakroom. The property scores a high "B" on the energy rating, due to the high level of insulation, quality double glazed windows and solar panels. Properties like this are rarely available.



Newly built 7 years ago
Detached house
Set behind double gates
Pristine condition
Extremely stylish

Entrance Hall

Oak Flooring, radiator with display cabinet.

Lounge 16' 9" x 9' 11" (5.11m x 3.02m)

Double glazed window to the front, double glazed windows to the side, radiator, double glazed french doors to the rear, **oak flooring, spotlights.**

Kitchen 9' 10" x 6' 10" (3.00m x 2.08m)

Double glazed window to the front, double glazed door to the rear, fitted wall and base units with wood block work surface, inset sink with mixer taps, built in oven and hob with extractor hood, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, tiled floor, cupboard housing combi boiler.

Ground Floor Cloakroom

Double glazed window, close coupled low level w.c., tiled walls and floor, spotlights, wash hand basin, chrome heated towel rail.

Stairway to the first floor

Double winding stairs with contemporary glass balustrading, skylight window with solar powered remote control blind, double glazed window, radiator, carpet.

Great layout
EPC rating B
Parking with lovely side garden
Nice location
Solar panels

Bedroom 1 9' 11" x 9' 11" (3.02m x 3.02m)

Double glazed window, radiator, carpet, feature wall, spotlights.

Bedroom 2 10' 8" x 9' 11" (3.25m x 3.02m)

Double glazed window, radiator, carpet, feature wall, spotlights.

Bathroom

Dual aspect frosted double glazed windows, free standing bath, free standing tap, shower cubicle, pedestal wash hand basin, close coupled low level w.c., tiled walls and floor.

Rear Garden 33' 6" x 24' 5" (10.20m x 7.44m)

Laid to lawn with patio area, bespoke glass panel which provides view to additional garden to the side with covered gazebo and small summer house.

Frontage 91' 6" x 27' 0" (27.87m x 8.22m)

Double gates leading to resin driveway, unique mural, artificial grass, additional covered gazebo with lights.





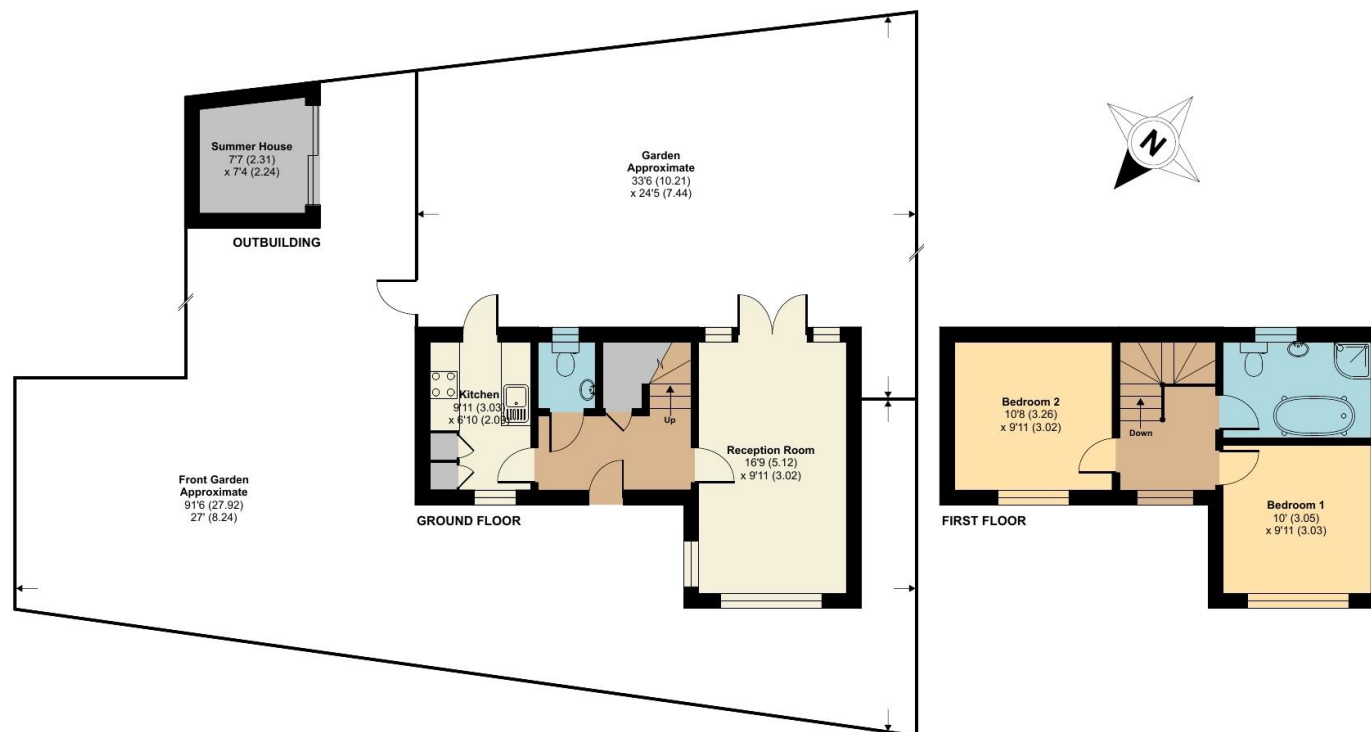
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Approximate Area = 702 sq ft / 65.2 sq m

Outbuilding = 53 sq ft / 4.9 sq m

Total = 755 sq ft / 70.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1207661

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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