



OIEO £375,000

Shirley Road, Sidcup, DA15 7JW

Chattertons

EST 1893

2 bed period house

This sought after period house in a quiet residential road is in need of updating, but has been priced to clearly reflect this, is offered to the market chain free and is a great opportunity for the buyer to really make it their own. The accommodation includes 2 receptions and 2 double bedrooms, a kitchen and downstairs bathroom. To the rear is a garden. The house would be a perfect first home or buy to let investment. The changes needed are more to do with the aesthetics of the property, with the right touches the property could be returned to its original glory.



Period property

Needs updating

Fair price to reflect work needed

2 double bedrooms

2 receptions

Lounge 11' 6" x 11' 2" (3.50m x 3.40m)

Double glazed sash windows, cupboard housing gas meter, picture rail, double radiator, carpet

Dining Room 11' 6" x 11' 2" (3.50m x 3.40m)

Double glazed sash window, cupboard housing electric meter, picture rail, double radiator, carpet

Kitchen 10' 6" x 4' 11" (3.20m x 1.50m)

Double glazed windows to the side, fitted wall and base units with laminated work surface, sink unit with 1.5 bowl and mixer taps, built in oven and hob with extractor fan, built in fridge freezer, double radiator, vinyl flooring

Utility area

Plumbing for washing machine, door to the garden

Rear garden

Chain free

Double glazed sash windows

Vaillant combi boiler

Bathroom

Frosted double glazed window, panelled bath with pillar taps and shower attachment, low level WC, pedestal wash hand basin with pillar taps, partially tiled walls, double radiator, vinyl flooring

Stairs to the first floor

Carpet, access to loft

Bedroom 1 11' 6" x 11' 2" (3.50m x 3.40m)

Double glazed sash window, double radiator, carpet

Bedroom 2 11' 6" x 11' 2" (3.50m x 3.40m)

Double glazed sash window, built-in cupboard housing combi boiler, double radiator, carpet

Rear Garden

Patio and lawn needing some TLC

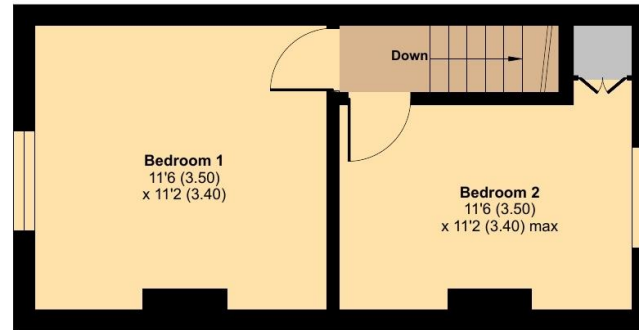




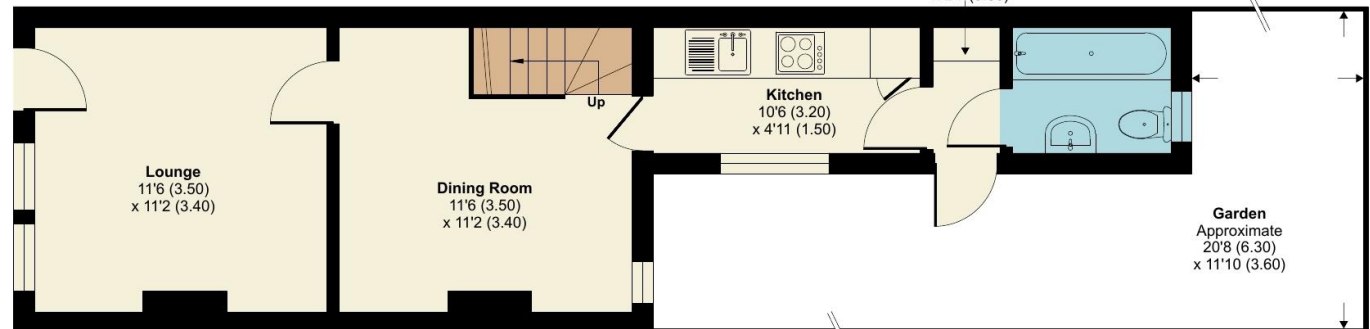
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Approximate Area = 628 sq ft / 58.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Chattertons Estate Agents Ltd. REF: 1249872

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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