



Price Band £550,000 to £575,000

Rectory Lane, Sidcup, DA14 5BS

Chattertons

EST 1893

Stunning period house

Price band 550,000 to 575,000. This is a striking Grade II listed Georgian town house. The building was formed in the early modern era almost 300 years ago and just like a fine wine has matured beautifully. The current owners have fused the fantastic original features with modern upgrades making the house ready for modern living whilst quietly acknowledging the past. The lounge has a huge centrepiece fireplace used for the original bakery and still has the marks of its history. The rest of the accommodation includes a dining room, modern kitchen diner, 4 double bedrooms, modern bathroom and cellar. To the rear of the property is a private parking area with space for 2 cars. Located in Sidcup with great local shops close at hand, along with meadows close by ideal for dog walking. Great schools nearby include Birkbeck, West Lodge, Merton court, Hurstmere and Chislehurst and Sidcup. Step back in history whilst enjoying an abundance of family space.



Secure off street parking
Nearly 300 years old
4 double bedrooms
Cellar
Modern kitchen and bathroom

Lounge 14' 1" x 13' 2" (4.29m x 4.01m)
Bay window, grand fireplace, laminate flooring

Dining Room 14' 0" x 12' 3" (4.26m x 3.73m)
Laminate flooring, radiator

Kitchen 14' 1" x 11' 9" (4.29m x 3.58m)
Window to the rear, fully fitted wall and base units, butler sink, rangemaster oven, tiled walls, 2 skylight windows, breakfast bar, french doors to the outside, laminate flooring

Cellar 11' 2" x 5' 1" (3.40m x 1.55m)

Stairs to the first floor
Carpet

Bedroom 1 14' 1" x 12' 0" (4.29m x 3.65m)
2 windows with shutters, radiator, carpet

Bedroom 2 14' 1" x 11' 10" (4.29m x 3.60m)
Window with shutter, radiator, carpet

Stairs to the second floor
Carpet

0.7 miles to Sidcup High Street
1.5 miles to Sidcup mainline station
Close to Footscray Meadows
Energy rating 'D'
Great modern upgrades

Bedroom 3 14' 0" x 12' 0" (4.26m x 3.65m)
2 windows with shutters, cupboard housing immersion heater, radiator, carpet

Bathroom
Under floor heating, shower, low level wc, wash hand basin with vanity, tiled walls chrome heated towel rail

Stairs to the top floor
Carpet

Bedroom 4 14' 1" x 10' 11" (4.29m x 3.32m)
Window to front with shutter, carpet, radiator, access to the loft

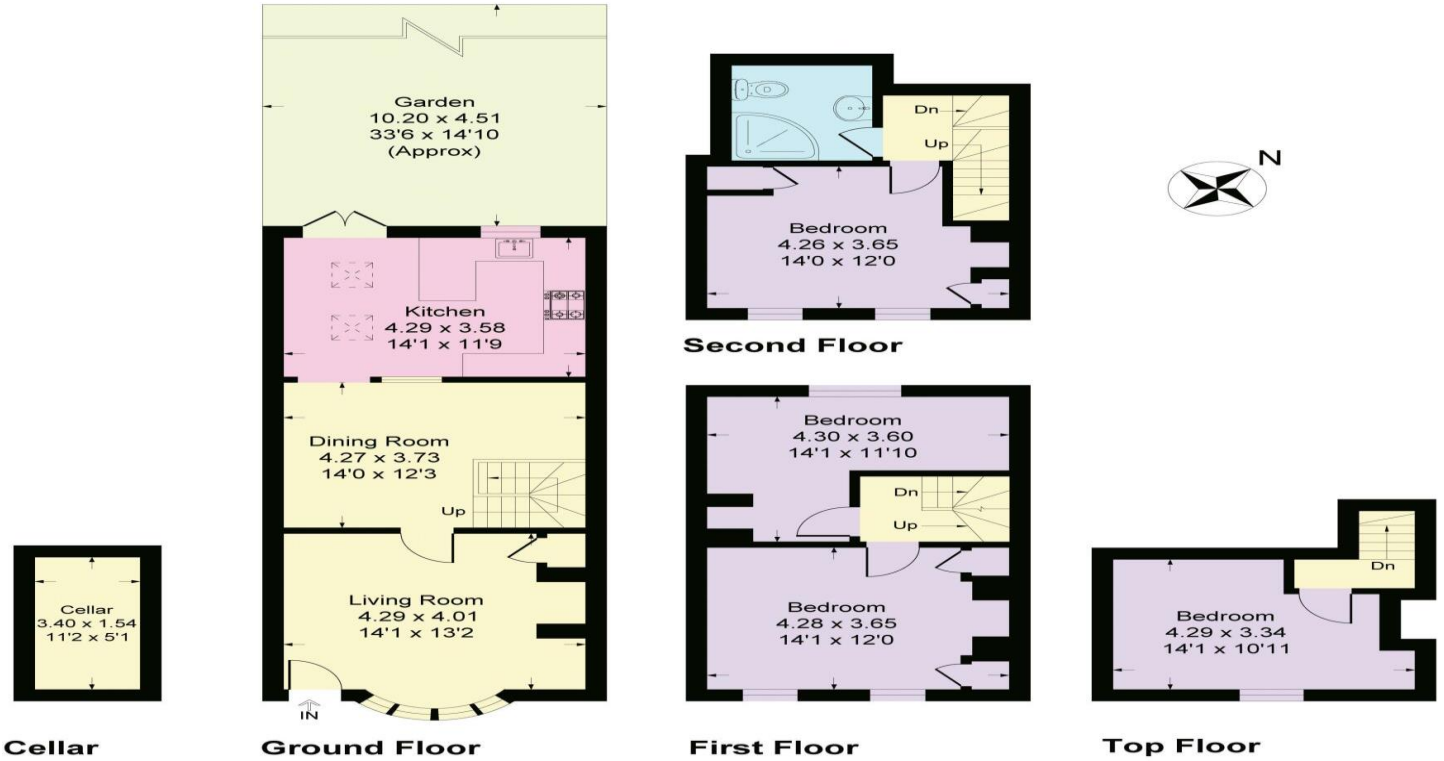
Rear Garden 33' 6" x 14' 10" (10.20m x 4.52m)

Parking
2 parking spaces at the rear of the property



Rectory Lane, DA14

Approximate Gross Internal Area = 126.7 sq m / 1364 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

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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