



Price Band £400,000 to £425,000

Haddon Grove, Sidcup, Kent, DA15 8NA

Chattertons

EST 1893

3 bedroom house

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Located towards the end of a lovely quiet cul de sac with easy access to the Oval shopping area at one end with the lovely open space of Holly Oak park at the other. The house is offered to the market chain free and has been priced to take into account that it needs complete renovation and updating. The accommodation includes 3 bedrooms and 2 receptions. The garden is small but the owners (who grew up in the house) never even considered this as they spent most of their childhood at the local park. Being in a prime spot in Bexley means that a multitude of great Bexley schools are all close at hand.



Cul de sac location
Easy access to The Oval
Holly Oak Wood park at the end of the road
3 bedrooms
Small garden with new shed

Entrance Hall

Under stairs storage cupboard, carpet

Lounge 11' 2" x 9' 9" (3.40m x 2.97m)

Double glazed bay window, gas fire

Dining Room 15' 5" x 9' 8" (4.70m x 2.94m)

Gas fire, carpet, modern double glazed sliding doors to the outside

Kitchen 11' 7" x 4' 11" (3.53m x 1.50m)

Double glazed window, double glazed door to the garden, wall and base units with work surface, cooker point, stainless steel single drainer sink unit with mixer taps, tiled walls

Stairs to the first floor

Carpet

Rear access
Chain free
Needs updating
Bexley schools
Great first time buy

Bedroom 1 15' 8" x 8' 11" (4.77m x 2.72m)

Double glazed bay window, carpet, built in wardrobes

Bedroom 2 13' 0" x 9' 4" (3.96m x 2.84m)

Double glazed window, carpet

Bedroom 3 9' 0" x 5' 11" (2.74m x 1.80m)

Double glazed window, carpet

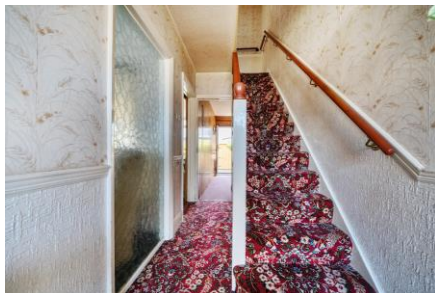
Bathroom

Frosted double glazed window, panelled bath, pedestal wash hand basin, wc, tiled walls, vinyl floor covering

Rear Garden 18' 9" x 15' 4" (5.71m x 4.67m)

Paved, timber built shed, outside tap, rear access

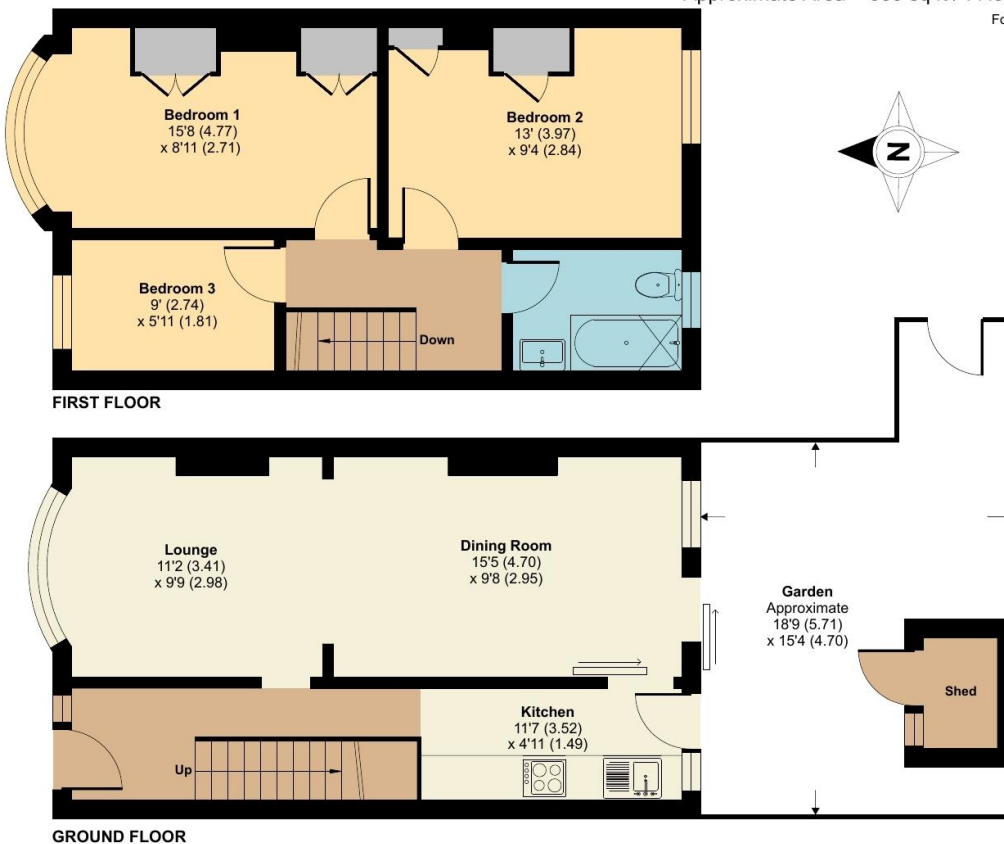




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Approximate Area = 839 sq ft / 77.9 sq m (excludes shed)

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 2025. Produced for Chattertons Estate Agents Ltd. REF: 1276631

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