



£489,995

Corbylands Road, Sidcup, DA15 8JG

Chattertons

EST 1893



# Modern 3 bed house

Located in a great little road just off Halfway street which offers a great range of shops, services and restaurants all moments away. This is a modern home with an energy rating of B thanks to the excellent installation and solar panels. The property is pleasantly spacious with lovely high ceilings (which is unusual for modern properties) and the accommodation includes, 2 double bedrooms upstairs, and a potential third bedroom downstairs. There is a large reception room to the front with modern kitchen and modern bathroom and ground floor cloakroom. We think the house would be perfect for a first time buyer but would also suit someone looking to downsize as the energy efficiency will be reflected in low energy bills. Presented in excellent condition with gas central heating and double glazing the house is offered chain free and ready for the next owner to move in, unpack and start living.



**Great little road, shops and restaurants moments away**  
**Energy rating B**  
**Solar panels**  
**High ceilings**  
**2 receptions**

**Lounge 14' 10" x 14' 6" (4.52m x 4.42m)**

Double glazed window, radiator, laminate flooring, under stairs storage cupboard, spotlights, high ceiling

**Kitchen 9' 9" x 8' 4" (2.97m x 2.54m)**

Double glazed window, fully fitted wall and base units with laminate work surface, stainless steel single drainer sink unit with mixer taps and 1.5 bowl, built in oven and gas hob with extractor hood, integrated dishwasher, plumbing for washing machine, tiled walls and floor, cupboard housing boiler

**Ground Floor Cloakroom**

Low level wc, wall hung wash hand basin with mixer taps, tiled floor and surround, extractor fan

**Bedroom 3 (downstairs) 12' 0" x 9' 7" (3.65m x 2.92m)**

Double glazed french doors to the garden, radiator, laminate flooring, high ceiling, spotlights

**2 double bedrooms**

**Modern kitchen and first floor bathroom**

**Ground floor cloakroom**

**Rear garden and off road parking to the front**

**Chain free**

**Stairs to the first floor**

Laminate flooring, access to loft

**Bedroom 1 14' 10" x 12' 7" (4.52m x 3.83m)**

2 double glazed windows, radiator, built in wardrobe, laminate flooring

**Bedroom 2 11' 9" x 9' 9" (3.58m x 2.97m)**

Double glazed window, radiator, laminate flooring

**Bathroom**

Frosted double glazed window, panelled bath with mixer taps and shower above, low level wc, pedestal wash hand basin with mixer taps, chrome heated towel rail, tiled walls and floor

**Rear Garden 57' 11" x 16' 1" (17.64m x 4.90m)**

Laid to lawn with patio area

**Front Driveway**

Providing off road parking and bin storage area

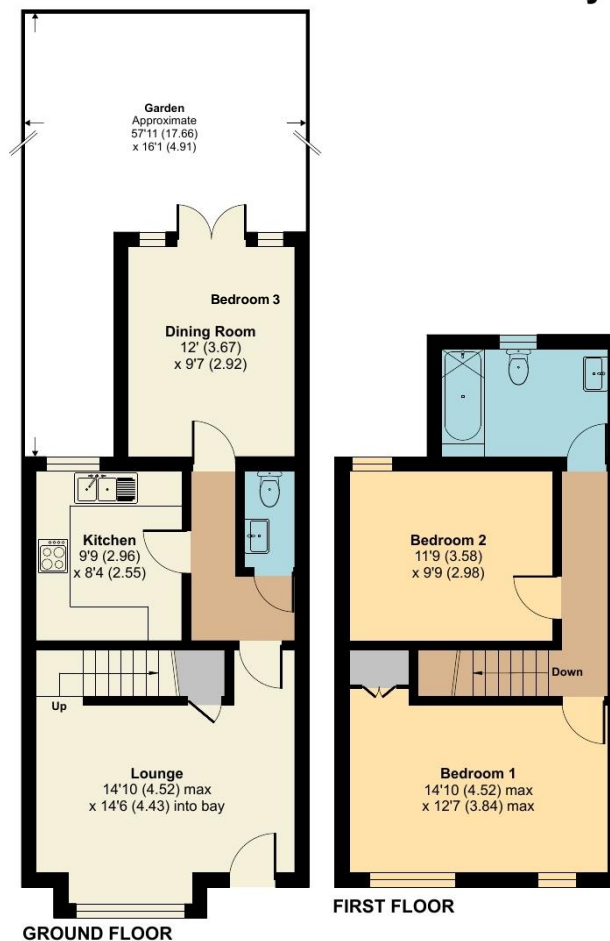




## Corbylands Road, Sidcup, DA15

Approximate Area = 883 sq ft / 82 sq m

For identification only - Not to scale



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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