



£450,000

Shirley Road, Sidcup, DA15 7JW

Chattertons

EST 1893

Located in a nice little area is this great period house with a private parking space to the front. The centre piece of the house is the stunning circular stairway which whilst being attractive is extremely practical in opening up the space in the house. The ground floor has 2 receptions that are open plan to each other, beautiful kitchen flooded with light thanks to the 2 velux windows and finished to a high standard, modern bathroom and on the first floor are 2 double bedrooms. To the rear is a small but lovely garden. The house is presented in immaculate condition. Located halfway between New Eltham and Sidcup, with great local shops and buses galore at the end of the road.



Nice little area
Period house
Off road parking
Stunning circular stairway
2 double bedrooms

Entrance Porch

Lounge 13' 1" x 11' 6" (3.98m x 3.50m)

Exposed brick fireplace, 2 double glazed windows, built in cabinet and shelves above, laminate flooring, radiator

Dining Room 13' 1" x 11' 6" (3.98m x 3.50m)

Double glazed sash window, exposed brick chimney, double radiator, laminate flooring

Kitchen 14' 9" x 8' 2" (4.49m x 2.49m)

Double glazed window and 2 velux windows, fully fitted wall and base units with laminated work surface, integrated dishwasher, integrated oven and gas hob with hood above, tiled walls, laminate flooring

Inner Lobby

Utility cupboard, space and plumbing for washing machine, boiler

Ground Floor Bathroom

Double glazed window, panelled bath with mixer taps, shower above and screen, high level wc, wash hand basin with vanity, tiled walls

Circular stairway to the first floor

Landing, carpet

Ultra modern kitchen
Modern bathroom
Between New Eltham and Sidcup
Immaculate condition
Lovely little garden

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

Double glazed window, exposed brick chimney breast, radiator, carpet

Bedroom 2 11' 6" x 9' 10" (3.50m x 2.99m)

Double glazed window, radiator, fireplace, access to loft

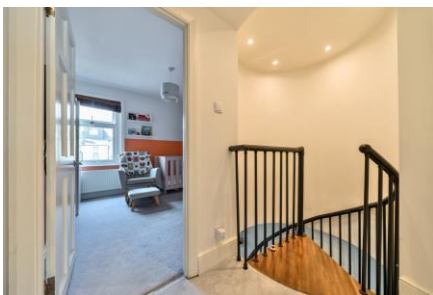
Rear Garden 23' 0" x 12' 6" (7.01m x 3.81m)

Patio and lawned area, rear access

Driveway

Providing off road parking for 1 car

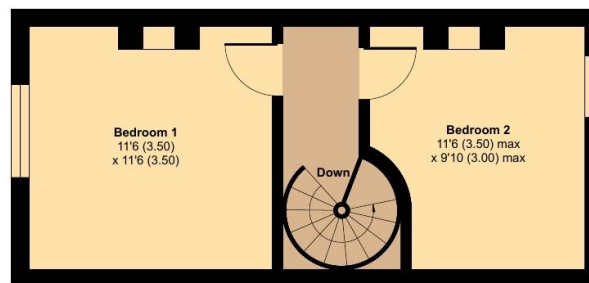




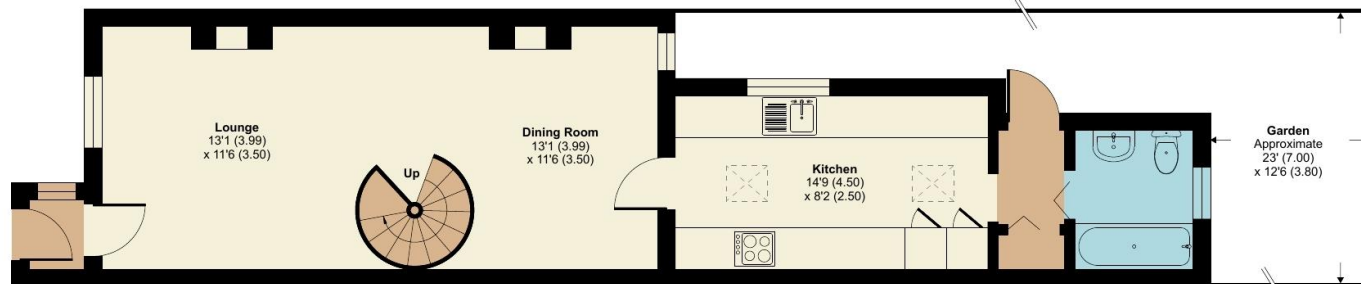
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Approximate Area = 805 sq ft / 74.7 sq m

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: 1312479

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