

# HUNTERS®

HERE TO GET *you* THERE



## Blackfen Road

Sidcup, DA15 9NN

Offers Over £450,000



- Chain free home
- Easy access to local schools, shops, transport & A2/M25
- Spacious accomodation
- Open plan lounge/dining room
- Floor Area: 1168 total sq ft
- Quiet location
- Well presented throughout
- Three good size bedrooms & first floor bathroom
- Call Hunters to view
- EPC Rating: D

Tel: 020 8304 1000

# Blackfen Road

Sidcup, DA15 9NN

Offers Over £450,000



**\*\* PRICE RANGE £450,000 - £475,000 \*\***

**\*\* CHAIN FREE HOME \*\***

**\*\* SCOPE TO EXTEND TO SIDE, REAR & LOFT AREA \*\***

Nestled in the desirable area of Blackfen Road, Sidcup, this charming family home offers a perfect blend of comfort and convenience. Situated within a private close and near to the bustling high street, residents will enjoy easy access to local schools, shops, and excellent transport links, including the A2 and M25. For families, within a short walk are Sherwood Park Primary School and Blackfen School for Girls - both with 'Good' latest Ofsted ratings. For those who appreciate the outdoors, Danson Park is just a short stroll away, providing a lovely setting for leisurely walks or dog outings.

The ground floor boasts an open-plan lounge and dining area that seamlessly connects to the kitchen, creating a warm and welcoming atmosphere for family gatherings.

Upstairs, you will find three generously sized bedrooms, along with a well-appointed bathroom, ensuring ample space for family living.

The property also benefits from off-road parking for two vehicles, a valuable asset in this sought-after location, and with space for potential additional parking. The rear garden is a delightful space, perfect for enjoying sunny afternoons or hosting barbecues with friends and family and includes a utility/workshop and separate shed.

Marketed by Hunters Estate Agents, this chain-free home is an excellent opportunity for those seeking a comfortable and convenient lifestyle in Sidcup. Do not miss the chance to view this lovely property; contact Hunters today to arrange a visit

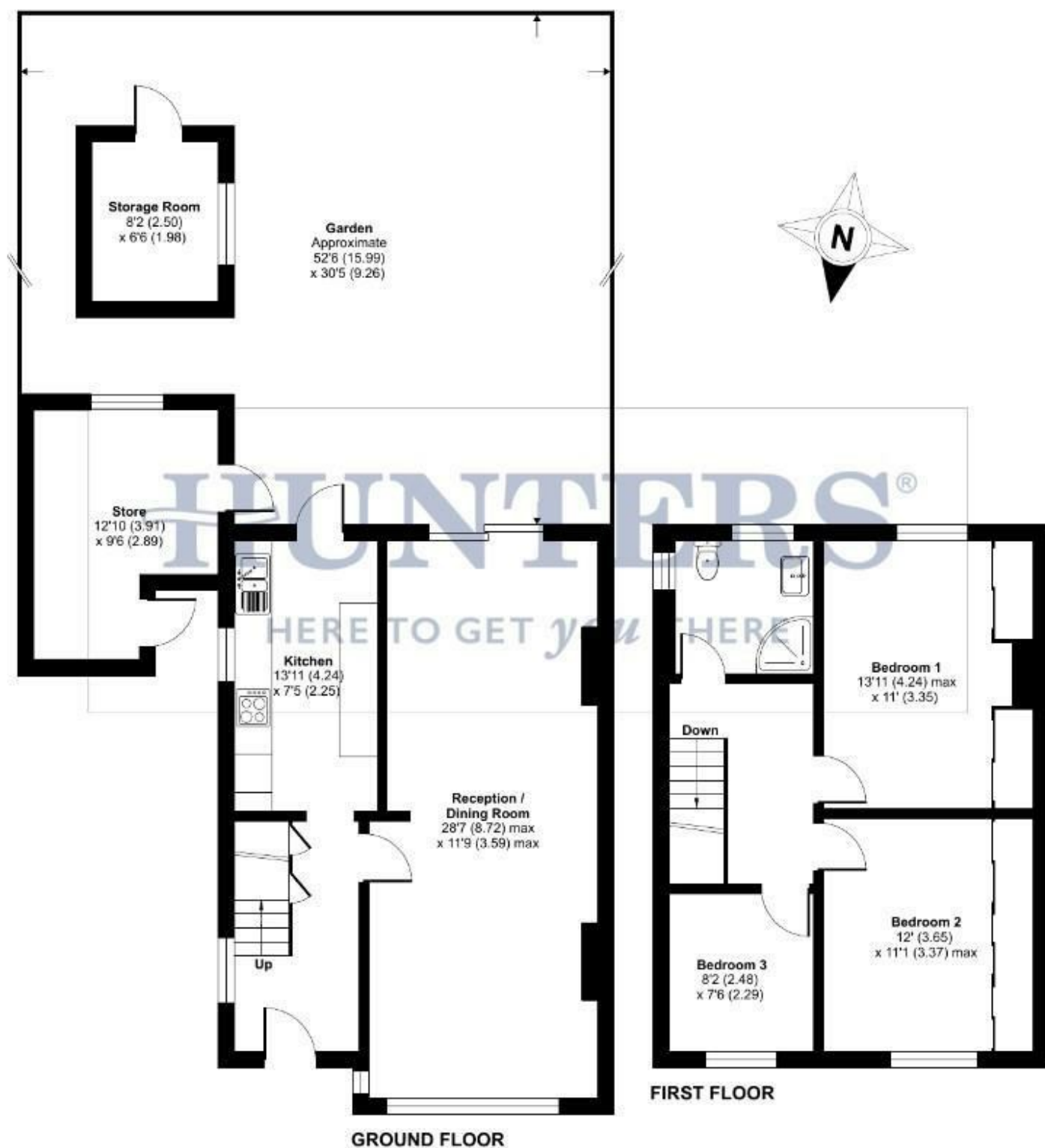
# Blackfen Road, Sidcup, DA15

Approximate Area = 1011 sq ft / 93.9 sq m

Outbuildings = 157 sq ft / 14.5 sq m

Total = 1168 sq ft / 108.4 sq m

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 Hunters Welling - Cross & Warren Enterprises Ltd. REF: 1228399

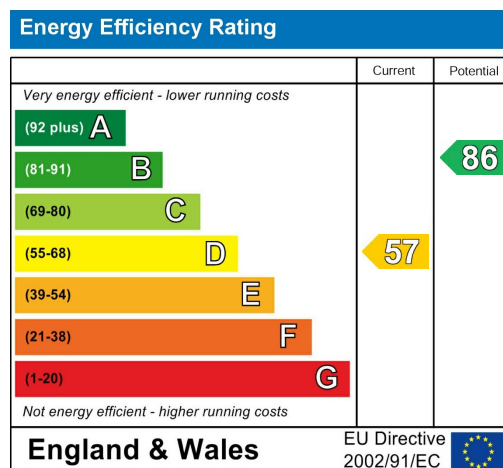








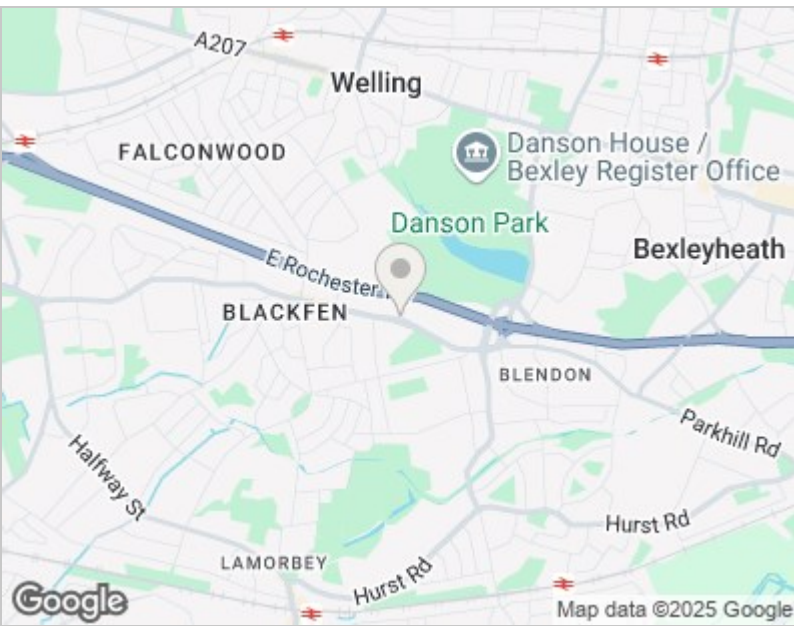
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Welling Office on 020 8304 1000 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map







These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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