



865 Sidcup Road, London, SE9 3SG

Offers In The Region Of £550,000

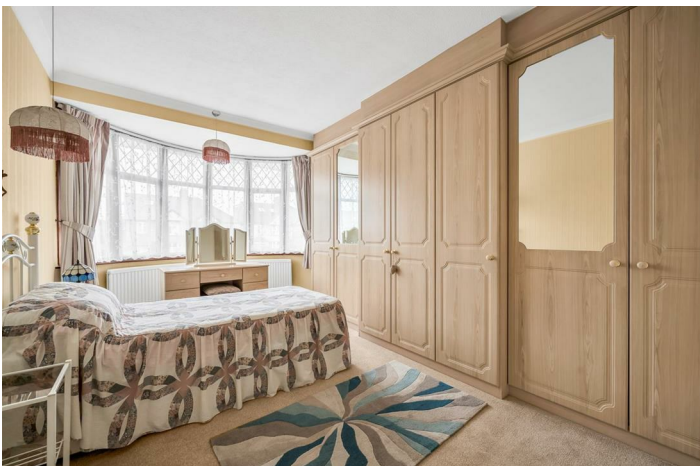
- Three Bedrooms
- Detached Garage
- Corner Plot
- Semi Detached House
- Mature Rear Garden
- EPC Rating TBC

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Occupying a bold corner plot position is this fine example of a classic 1930's semi detached house. Lets begin with describing the current internal accommodation. The ground floor has the original two separate reception rooms plus an 8'5 kitchen, downstairs w.c and additional conservatory. The first floor has three bedrooms plus a separate bathroom and w.c. The gardens spread over 80ft and have an abundance of mature shrubs, fruit trees and colorful plants. At the far end of the garden there is a detached garage accessed via a driveway. There is lots of potential here to improve and extend subject to the required consents.



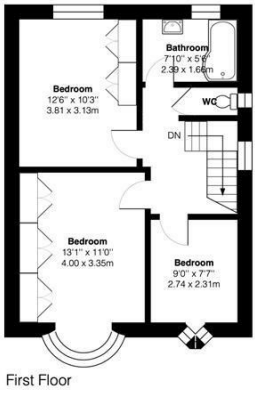
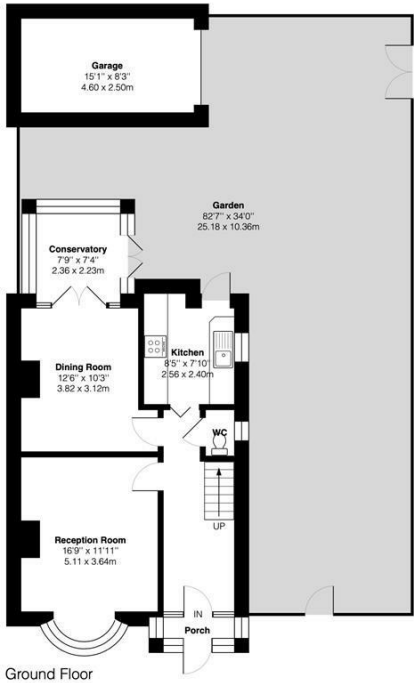
Council Tax Band: D



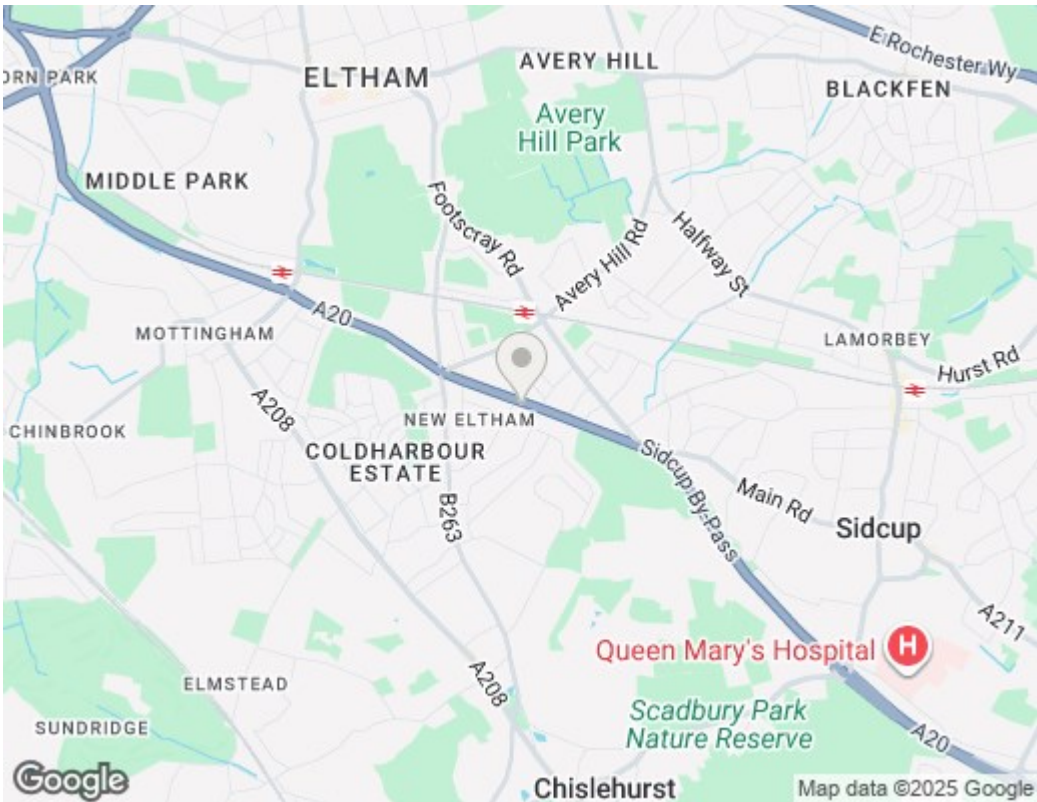


Sidcup Road, SE9

Approximate Gross Internal Area = 1103 sq ft / 102.4 sq m



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.
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Viewings

Viewings by arrangement only.
Call 0208 859 1100 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	84
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	