

FREEHOLD



House - Terraced (EPC Rating: D)

48 SUSSEX ROAD, SIDCUP, DA14 6LG

Guide price

£425,000

Westwood
PROPERTY SERVICES



2 Bedroom House - Terraced located in Sidcup

GUIDE PRICE £425,000 - £450,000 Positioned within the popular "County Roads" in Sidcup, we are delighted to offer for sale this immaculately presented two bedroom period home. Having been extremely well looked after by the current owner and full of charm and character the accommodation on offer comprises entrance hall, dual aspect through lounge, modern fitted kitchen, two good size first floor bedrooms and a large bathroom suite. The low maintenance rear garden benefits from rear access. Additional points of note include double glazing, gas central heating and a boarded loft space for storage. Offered as a chain free sale your early viewing comes highly recommended.

Entrance Hall

Hard wood front door, stairs to first floor, radiator and laminate flooring.

Living Room

11'0" x 8'11"

Double glazed bay window to front, fitted shutter blinds, feature fireplace, radiator and laminate flooring.

Dining Room

13'0" x 9'0"

Double glazed window to rear, storage cupboard under stairs, radiator and laminate flooring.

Kitchen

12'7" x 6'10"

Double glazed door to garden, double glazed window, range of wall and base units, integrated electric oven and gas hob, space for fridge freezer, space for washing machine, inset sink unit with mixer tap, wall tiling and vinyl flooring.

Landing

Loft access and laminate flooring.

Bedroom One

11'11" x 10'11"

Double glazed window to front, fitted shutter blinds, feature fireplace, radiator and laminate flooring.

Bedroom Two

13'2" x 6'9"

Double glazed window to rear, coved ceiling, radiator and carpet.

Family Bathroom

Double glazed frosted window to rear, panelled bath with shower over, low-level WC, wash hand basin, feature fireplace, storage cupboard housing gas central heating boiler, wall tiling and laminate flooring.

Garden

34'1" x 11'10"

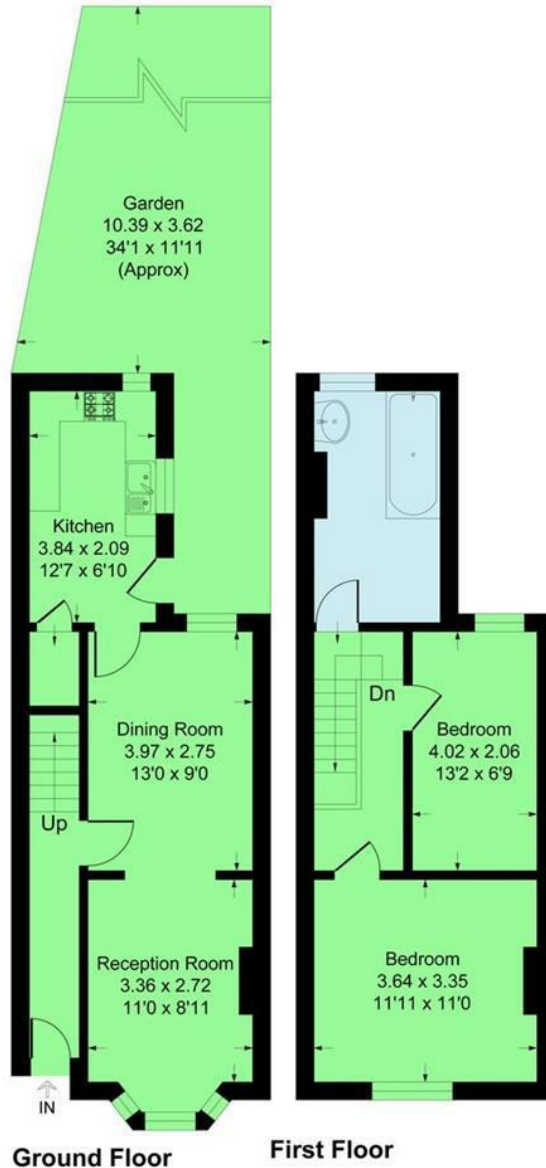
Artificial turf, patio area, rear access, fencing and outside lighting.



SIDCUP | 2 CENTRAL PARADE SIDCUP, GREATER LONDON, DA15 7DH

Sussex Road, DA14

Approximate Gross Internal Area 72.1 sq m / 777 sq ft

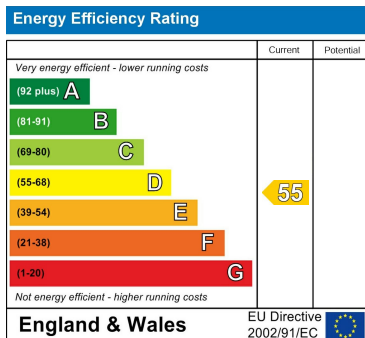


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced By Plampix

Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

