



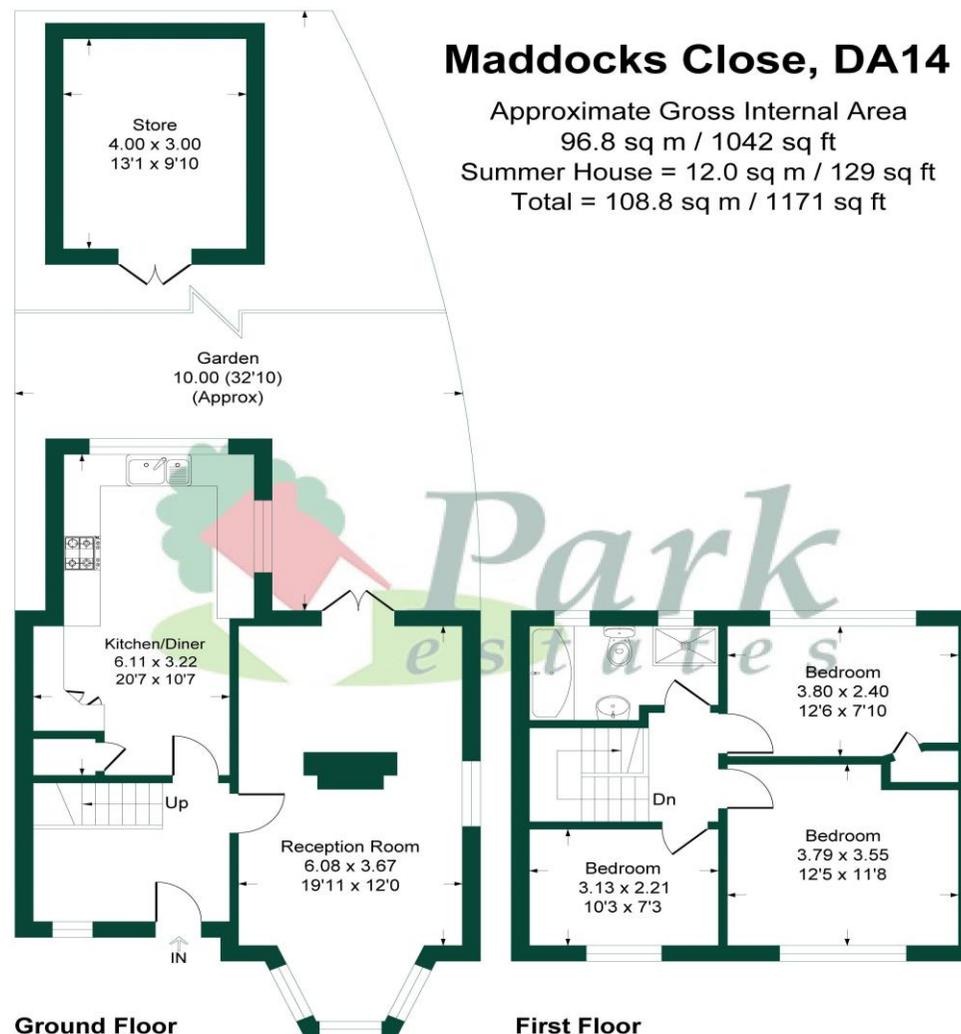
MADDOCKS CLOSE SIDCUP KENT  
DA14 5JH  
GUIDE PRICE: £400,000 - £425,000 | Freehold



Chain free, this well-presented three-bedroom extended end-of-terrace home enjoys a highly convenient position close to local shops, well-regarded schools, Foots Cray Meadows/Five Arches, and excellent transport links. An ideal choice for families, the property offers generous and thoughtfully arranged accommodation, including an entrance hall, a bright reception room, and a newly fitted luxury kitchen/dining room that forms the heart of the home. Upstairs, you'll find a new family bathroom and three well-proportioned bedrooms. Outside, the property benefits from both front and rear gardens, providing welcome outdoor space. Additional features include double glazing, gas central heating, rewiring to whole house, plumbing for new radiators and 'Vaillant' boiler, fully insulated loft, electricity to shed, outside lighting and tap and a burglar alarm. With its combination of space, location, and modern finishes, this is a home that deserves to be seen. Viewing is highly recommended.

Local Authority: Bexley  
Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Maddocks Close, DA14

Approximate Gross Internal Area  
96.8 sq m / 1042 sq ft  
Summer House = 12.0 sq m / 129 sq ft  
Total = 108.8 sq m / 1171 sq ft

Ground Floor

First Floor



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 Planpix



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