

FREEHOLD



House - Semi-Detached (EPC Rating: C)

100 APPLEDORE CRESCENT, SIDCUP, DA14 6RQ

Guide price

£525,000

Westwood
PROPERTY SERVICES



3 Bedroom House - Semi-Detached located in Sidcup

GUIDE PRICE £525,000 - £550,000 Located within the popular Appledore Crescent we are pleased to offer for sale this beautifully maintained three bedroom semi-detached home. Ideally situated for many well regarded Primary and Secondary schools the accommodation in brief comprises entrance porch and hall, reception room to front, open plan modern kitchen, additional seating room which has been extended to the rear with large sliding doors that lead to the garden, ground floor bathroom, separate WC and three good sized first floor bedrooms. Externally there is a low-maintenance rear garden that includes access to the garage and overlooks Longlands Recreation Ground. There is also a front garden as well as ample off road parking. Benefitting from gas central heating, double glazing and potential to further extend STPP an internal viewing comes highly recommended.

Entrance Porch

Double glazed enclosed entrance porch.

Entrance Hall

Stairs to first floor, wood flooring.

Dining Room

16'9 x 9'8

Double glazed window to front, exposed brick chimney breast, radiator and wooden flooring.

Open Plan Kitchen Living Area

24'10 x 16'1

Double glazed sliding doors to garden, double glazed window to side, range of wall and base units, integrated electric oven, induction hob, integrated dish washer, integrated fridge/freezer, integrated microwave, wall tiling, part tiled flooring, part carpeted flooring and large cupboard under stairs.

Bathroom

Double glazed frosted window to side, panelled bath with shower screen, wash hand basin, heated towel rail and wall and floor tiling.

Separate WC

Double glazed frosted window to side and low-level WC.

Landing

Access to all bedrooms, loft hatch and carpet.

Bedroom One

16'7 x 9'8

Double glazed window to front, fitted wardrobes, radiator and carpet.

Bedroom Two

15'2 x 8'2

Double glazed window to rear, fitted storage, radiator and carpet.

Bedroom Three

8'10 x 7'10

Double glazed window to rear, radiator and carpet.

Rear Garden

approx 45'1 x 26'2

Mainly patio, fencing, outside tap and access to garage.

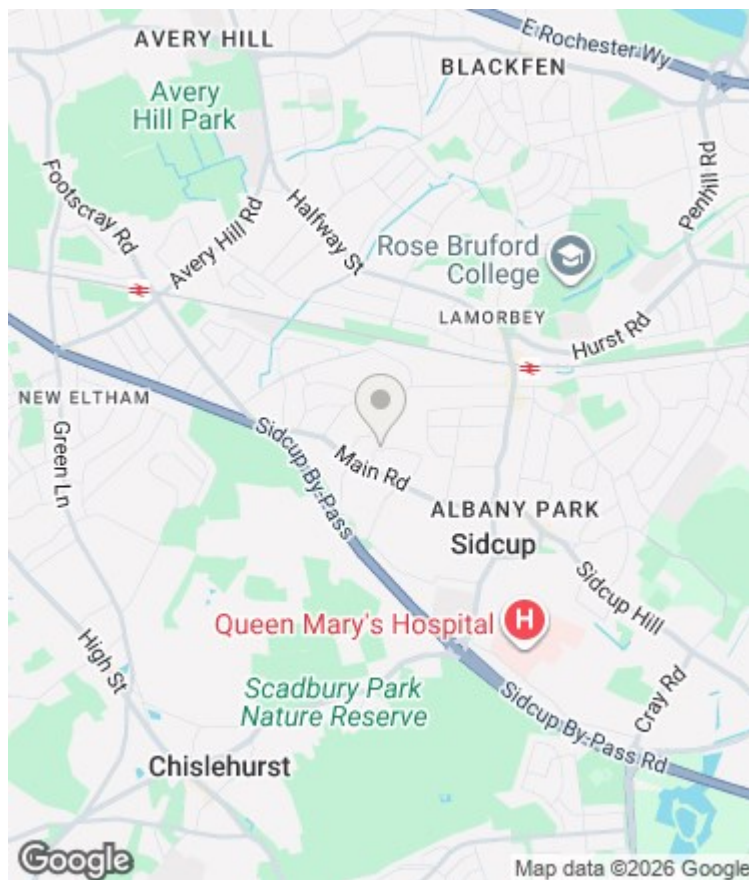
Garage

15'1 x 8'9

Up and over door and power.

Front Garden/Driveway

Lawn area and pattern imprinted driveway.



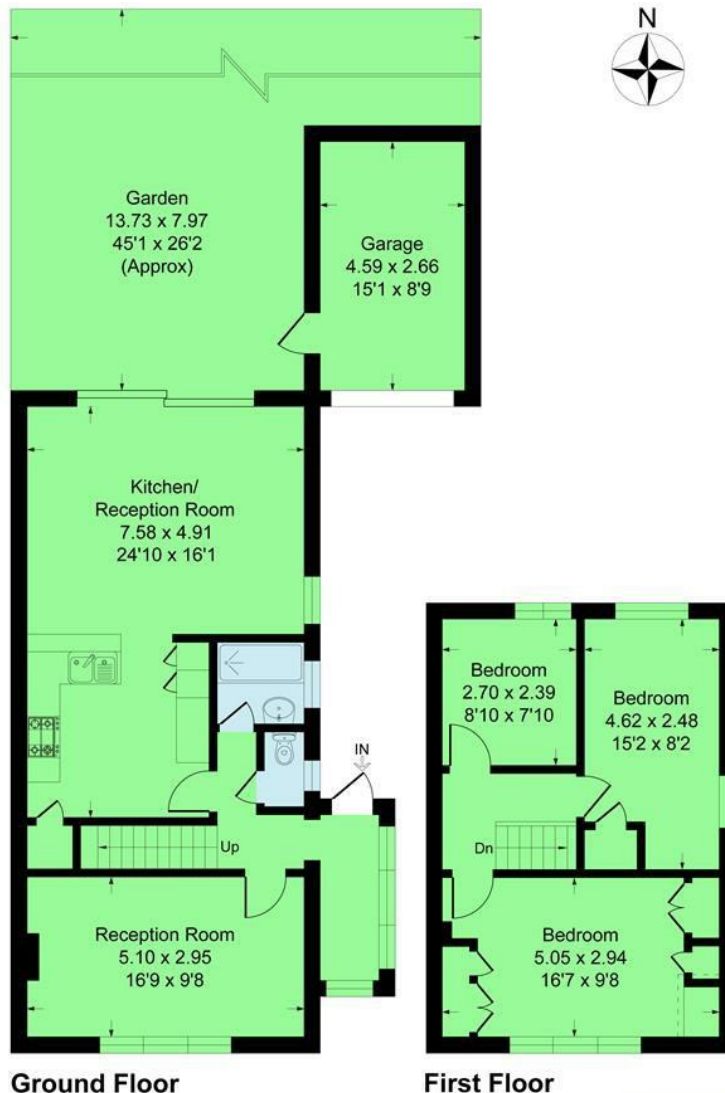
SIDCUP | 2 CENTRAL PARADE SIDCUP, GREATER LONDON, DA15 7DH

Appledore Crescent, DA14

Approximate Gross Internal Area 102.8 sq m / 1107 sq ft

Garage = 12.2 sq m / 131 sq ft

Total = 115.0 sq m / 1238 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.

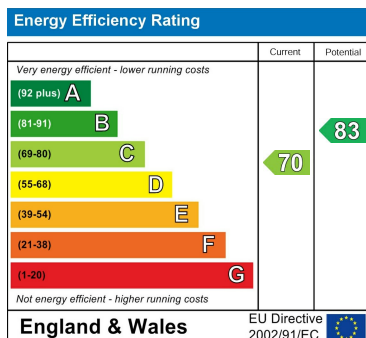
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Council Tax Band

E

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.

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