



£599,995

Sydney Road, Sidcup, DA14 6RB

Chattertons

EST 1893

Located in a lovely neighbourhood is this immaculate semi detached house. Having been extended to the ground floor the highlight of this property is the lovely open plan kitchen diner with integrated appliances and separate utility room.

The rest of the accommodation includes formal lounge, 3 bedrooms, first floor bathroom and ground floor cloakroom. Perfect for families with popular Rise and Shine Nursery a few moments away and also in the catchment for Longlands Primary and a multitude of brilliant Kent high schools. The west facing garden has a large garden studio to the rear with air conditioning. The house is offered chain free.



**Lovely neighbourhood**  
**Semi detached house**  
**Ground floor extension**  
**Open plan kitchen diner**  
**Full utility room**

**Entrance porch**  
Tiled floor

**Entrance hall 12' 8" x 5' 11" (3.86m x 1.80m)**  
Radiator with display cover, laminate flooring

**Lounge 15' 9" x 12' 10" (4.80m x 3.91m)**  
Double glazed bay window with shutters, radiator, laminate flooring

**Kitchen diner 18' 11" x 10' 11" (5.76m x 3.32m)**  
Double glazed window, bi folding doors to the outside, wall and base units with quartz work surface, sink unit with 1.5 bowl and mixer taps, integrated dishwasher, eye level oven and separate combination oven, island with hob and extractor, led kickboard lights and led up lights, laminate flooring

**Utility room 16' 10" x 7' 2" (5.13m x 2.18m)**  
Double glazed door to the garden, fitted wall and base units with space for 2 stacked white goods and associated plumbing, laminated work surface

**Ground floor cloakroom**  
Frosted double glazed window, low level wc, wash hand basin with mixer taps

**Stairs to the first floor**  
Access to loft

**3 bedrooms**  
**West facing garden**  
**Garden studio**  
**Chain free**  
**Immaculate condition**

**Bedroom 1 12' 8" x 10' 11" (3.86m x 3.32m)**  
Double glazed window with shutters, radiator, modern flooring, built in wardrobes

**Bedroom 2 11' 1" x 10' 11" (3.38m x 3.32m)**  
Double glazed window, radiator, carpet

**Bedroom 3 8' 11" x 7' 8" (2.72m x 2.34m)**  
Double glazed window with shutters, built in wardrobes, radiator, carpet

**Bathroom 9' 10" x 7' 8" (2.99m x 2.34m)**  
Frosted double glazed window, free standing bath with free standing tap, sink with vanity below, large walk in shower, low level wc, chrome heated towel rail, tiled floor and walls, extractor fan

**Rear garden 78' 9" x 28' 10" (23.98m x 8.78m)**  
West facing, laid to lawn with patio area, outside tap and light

**Garden studio 15' 9" x 10' 9" (4.80m x 3.27m)**  
Bar area, bi fold doors, air conditioning, light and power

**Front driveway**  
Providing off road parking





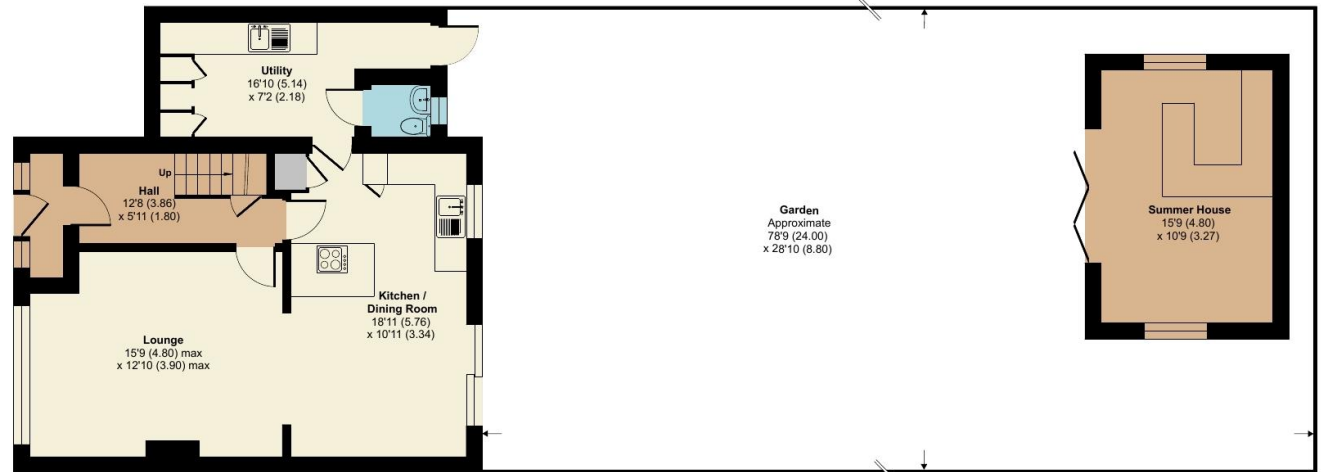
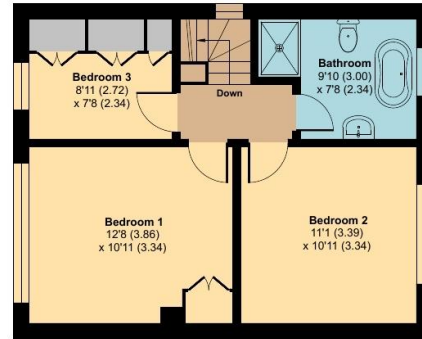
# Sydney Road, Sidcup, DA14

Approximate Area = 1107 sq ft / 102.8 sq m

Outbuilding = 169 sq ft / 15.7 sq m

Total = 1276 sq ft / 118.5 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 2026. Produced for Chattertons Estate Agents Ltd. REF: 1477278

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