

Cobham Close, Sidcup

£400,000 Freehold

PARRIS residential

CHAIN FREE SALE Parris Residential is delighted to present this well-maintained, modern two-bedroom terraced house, situated within an exclusive cul-de-sac of just eight homes in the popular Blackfen area of Sidcup. The property is well presented throughout and benefits from double-glazed windows and gas central heating. The modern fitted kitchen comes complete with a built-in oven/grill, hob and appliances, all of which are included in the sale. Both bedrooms feature fitted wardrobes, with the second bedroom also benefiting from an additional drawer unit. All curtains & blinds are also included. To the rear, the property boasts a delightful garden, featuring a block-paved patio, lawned area and garden shed, providing an ideal space for relaxing or entertaining outdoors. There is also a small paved area to the front for pot plants that belongs to the house. An allocated parking space further enhances the convenience of this attractive home. Perfect for first-time buyers or those looking to downsize, this appealing property offers comfortable, low-maintenance living in a sought-after residential location.
An internal viewing is highly recommended to fully appreciate all that this lovely home has to offer.

EPC to be confirmed | Council Tax Band D | Freehold







GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.

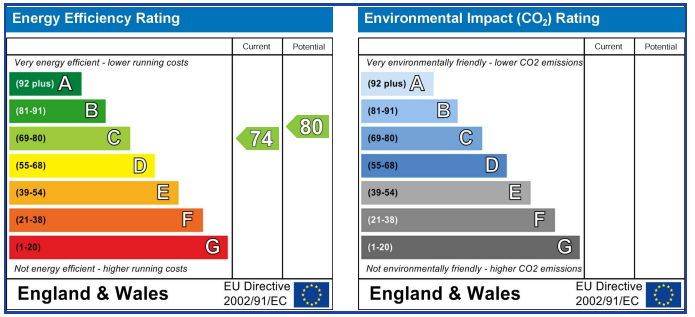


1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.

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porch

hallway 6'5 x 3'6 (1.96m x 1.07m)

lounge 17'9 x 12'4 (5.41m x 3.76m)

kitchen 9'3 x 8'3 (2.82m x 2.51m)

landing

bedroom one 12'5 x 11'2 (3.78m x 3.40m)

bedroom two 9'8 x 7'4 (2.95m x 2.24m)

shower room 6'5 x 4'7 (1.96m x 1.40m)

separate W.C. 6'3 x 2'6 (1.91m x 0.76m)

rear garden 36' approx (10.97m approx)

allocated parking space





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