

Bernard Skinner



50 Boundary Road, Sidcup, DA15 8ST

Guide Price £500,000

- Three bedroom 1930's semi
- No chain
- Potential to extend stpp
- 0.7 miles Falconwood station

In the current household for over six decades, this three bedroom 1930's semi offers the opportunity to update to own taste. With no onward chain, the property is situated within three quarters of a mile of Falconwood station, local shops with half a mile or so at Bexley Road and a variety of primary and secondary schools all within a mile. Offered with two reception rooms, there is a sizeable garden of 93' x 36' and potential to extend subject to usual consents. With the benefit of an attached garage and own driveway, extensive park and woodland is close to hand at A very Hill park which is just over half a mile away. Why not take a look!



Property Description

STORM PORCH

ENTRANCE HALL

Part glazed front door, understairs cupboard, fitted carpet, radiator.

LOUNGE

14' 1" x 10' 10" (4.29m x 3.3m) Upvc window to front, fitted carpet, radiator, archway to:-

DINING ROOM

12' 1" x 10' 10" into recess (3.68m x 3.3m) Upvc window to rear, fitted carpet, radiator.

KITCHEN

10' x 7' (3.05m x 2.13m) Upvc window to rear with part glazed upvc door to garden, fitted wall and base units, built in oven, hob and cooker hood, 1.5 bowl stainless steel sink unit, space for washing machine and undercounter fridge, part tiled walls, laminate flooring.

FIRST FLOOR

LANDING

Upvc window to front, fitted carpet, loft access.

BEDROOM 1

12' 1" x 9' to wardrobes (3.68m x 2.74m) Upvc window to rear, fitted wardrobes to recesses, fitted carpet, radiator.





BEDROOM 2

12' x 10' 4" (3.66m x 3.15m) Upvc window to rear, airing cupboard housing boiler, fitted carpet, radiator.

BEDROOM 3

8' 11" x 6' 11" (2.72m x 2.11m) Upvc window to front, fitted carpet, radiator.

OUTSIDE

The rear garden measures approximately 93ft (28.35m) at mid point x 36ft (10.97m), mainly laid to lawn with flower borders, patio area, outside tap and light, timber shed, gated side access.

Wider sideway of 5' 11" (1.80m) or 12' 8" (3.86m) including garage.

ATTACHED GARAGE

20' 11" x 6' 5" (6.38m x 1.96m) Up and over door, with power and light, rear access door.

Off street parking for two vehicles

MATERIAL INFORMATION

Tenure: Freehold

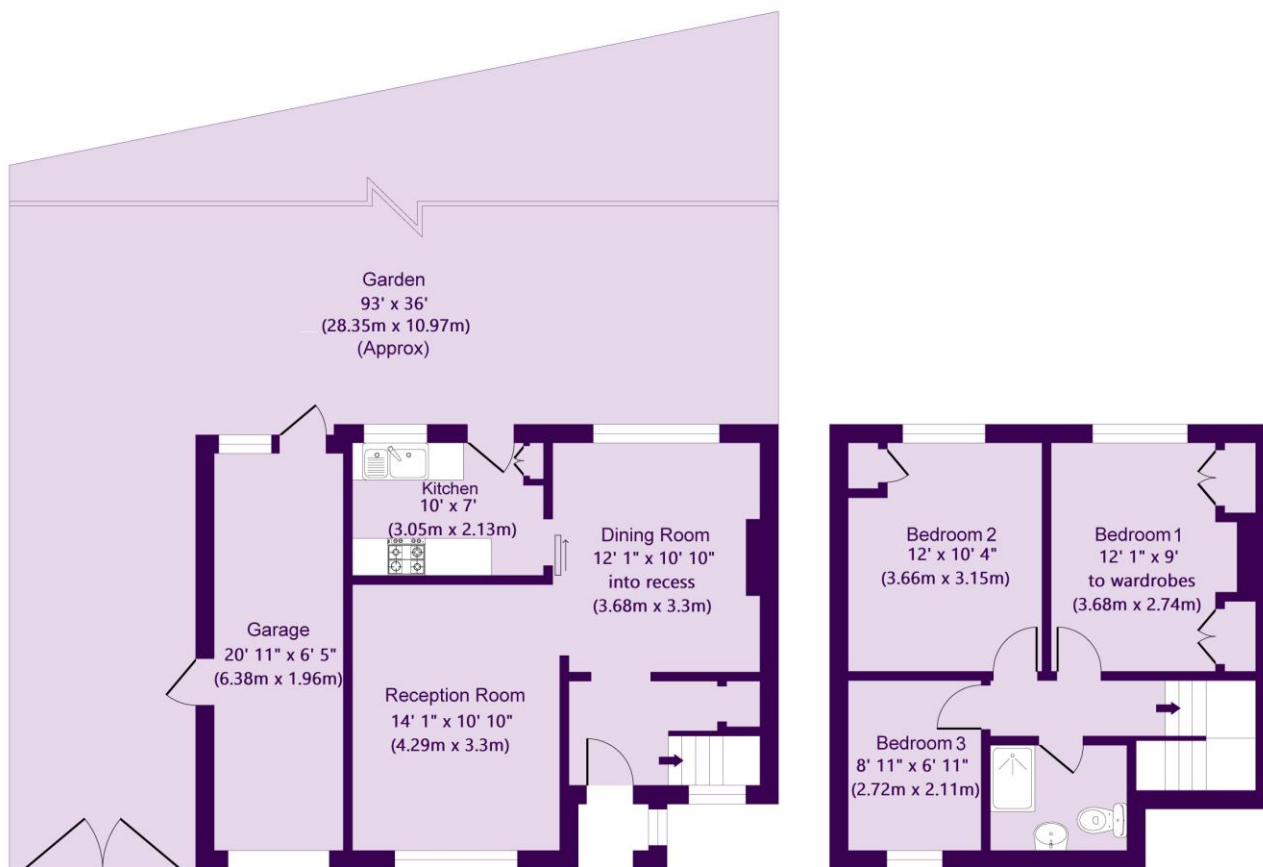
Council Tax Band: D - £2,366.36 pa

Preliminary detail - awaiting validation



Boundary Road, DA15

Internal Approx. 872.4 sq. feet (81.0 sq metres)
 Garage: Approx. 143.5 sq. feet (13.3 sq metres)
 Total area: Approx. 1015.9 sq. feet (94.3 sq metres)



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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