



Kano, The Park, Sidcup DA14 6AL
Guide Price £700,000 - £775,000



Occupying a generous corner plot in the prestigious setting of The Park, Sidcup, this unique and deceptively spacious detached chalet bungalow offers three / four bedrooms and a wealth of versatile living space. Perfectly positioned for family life, the property lies within easy reach of Sidcup High Street, highly regarded schools including Chislehurst & Sidcup Grammar, Sidcup station, and excellent transport links. The home opens with an inviting entrance porch leading into a striking and expansive hallway. The ground floor provides a fitted kitchen/diner, modern bathroom, two reception rooms, and two well-proportioned bedrooms, creating a flexible layout to suit a variety of needs. Upstairs, the principal bedroom is complemented by a further bathroom and generous eaves storage. Externally, the property enjoys mature gardens, off-street parking, and a detached garage, with scope for extension subject to planning consent. Additional benefits include double glazing, gas central heating and the advantage of no forward chain. This charming home combines character, space and potential in one of Sidcup's most desirable addresses. Viewing is highly recommended to appreciate all that it has to offer.

Local Authority: Bexley
Council Tax Band: E

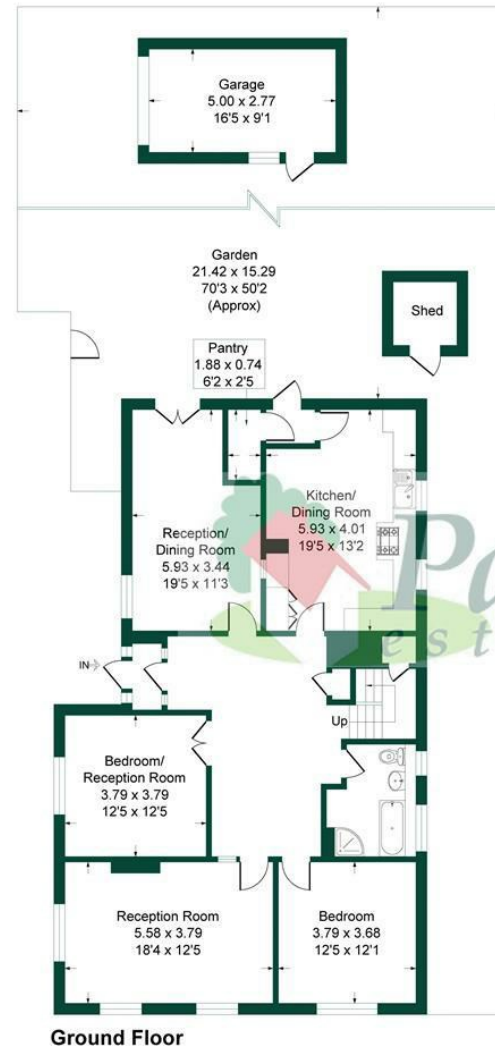


01322 553322

60-62 High Street, Bexley, Kent DA5 1AH

bexley@parkestates.co.uk
www.parkestates.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

Kano, The Park, DA14
Approximate Gross Internal Area
169.1 sq m / 1821 sq ft
Garage = 13.8 sq m / 149 sq ft
Total = 183.0 sq m / 1970 sq ft



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

Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.