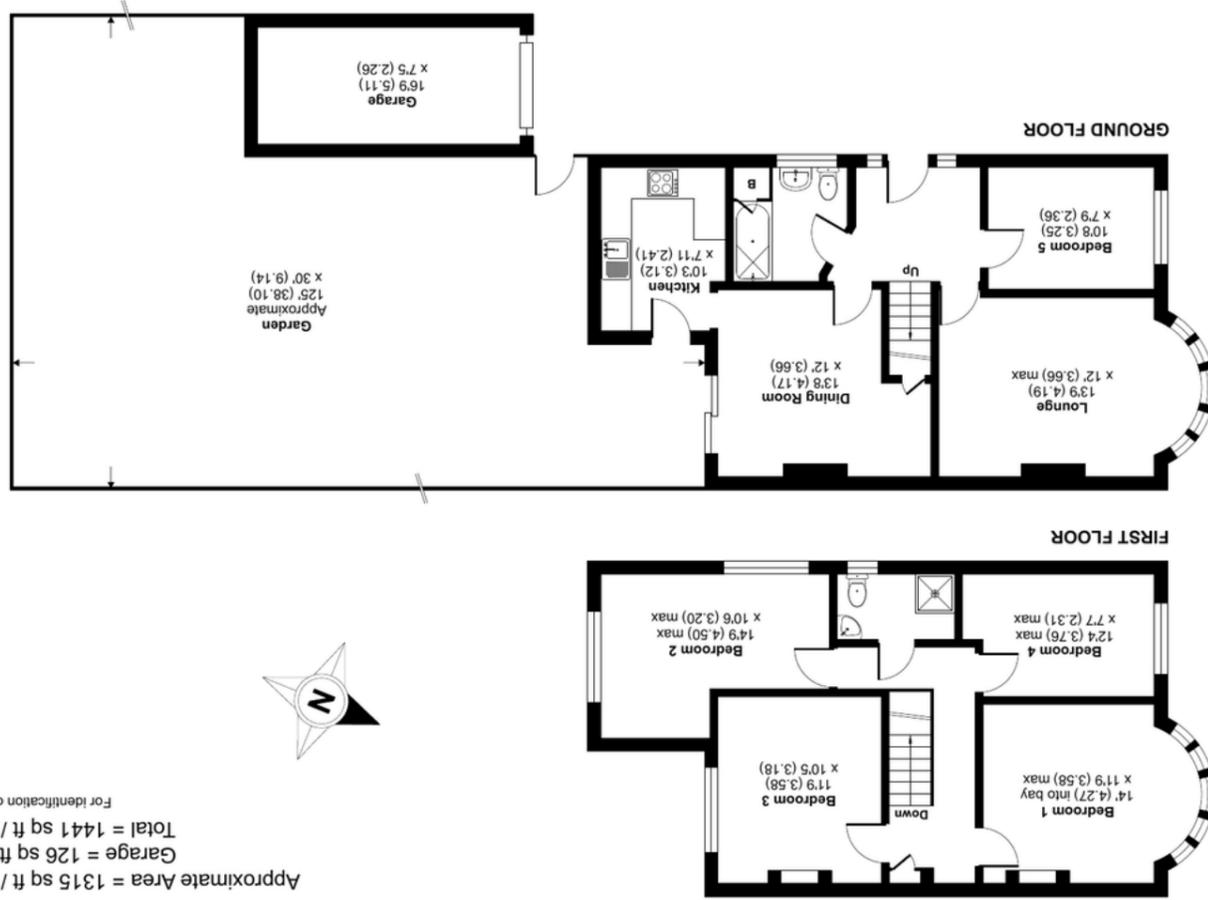



 RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © hckcom 2024.  
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**Hurst Road, Sidcup, DA15**



# Hurst Road

Sidcup, DA15 9AF

A 5 bedroom semi detached extended chalet house that sits in a popular location backing onto the local playing fields and just a short walk from Sidcup station, shops and schools. The house offers a great amount of space, is offered chain free and we feel would make a great family home.

## Main Features

- 5 bedroom semi detached chalet style house
- Chain Free
- Short walk to Sidcup station and local shops
- Large rear garden and backing onto playing fields
- Off street parking to front and garage
- 2 reception rooms
- 2 bathrooms

## FULL DESCRIPTION

Offered for sale is this 5 bedroom semi detached extended chalet house. The house offers plenty of space, is well presented and sits in such a popular location that gives easy access to Sidcup train station, local shops, parks and some highly sought after schools including Chislehurst and Sidcup Grammar School.

The house would make a great family home and briefly comprises of: entrance hall, front lounge, dining room, kitchen, bedroom 5, a downstairs bathroom. The first floor then offers a family shower room and 4 good sized bedrooms and then externally there is off street parking to the

front for several cars, a garage and a large lawned rear garden that measures up over 100ft and backs onto the local playing fields.

The house is offered chain free and internal viewing comes highly recommended.

## Entrance hall

### Lounge

13' 9" x 12' 0" (4.19m x 3.66m)

### Dining room

13' 8" x 12' 0" (4.17m x 3.66m)

### Kitchen

10' 3" x 7' 11" (3.12m x 2.41m)

### Downstairs bedroom five

10' 8" x 7' 9" (3.25m x 2.36m)

### Downstairs bathroom

### First floor landing

### Bedroom one

14' 0" x 11' 9" (4.27m x 3.58m)

### Bedroom two

14' 9" x 10' 6" (4.5m x 3.2m)

### Bedroom three

11' 9" x 10' 5" (3.58m x 3.18m)

### Bedroom four

12' 4" x 7' 7" (3.76m x 2.31m)

### Shower room



## Outside

Rear garden approximately 125' x 30' (38.10m x 9.14m)

Off street parking to the front and detached garage 16'9 x 7'5 (5.11m x 2.26m)

## Additional Information

Council Tax Band F £2,943 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 59

Potential EPC Rating 81

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.  
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