



2, Gattons Way, Sidcup DA14 5EW
Guide Price Range £440,000 - £460,000



Guide Price Range: £440,000 - £460,000

Chain free, three bedroom semi detached house that has been refurbished throughout to create an ideal modern family home. Located within a quiet road and within walking distance of local shops, schools, Five Arches / Foots Cray Meadows, bus routes and motorway links. An excellent purchase for anyone seeking a home they can move straight into with no work required, the accommodation comprises an entrance hall, one reception room, and an impressive fitted kitchen/diner to the rear. To the first floor there is a newly fitted bathroom and three bedrooms. Externally, the property offers front and rear gardens, the rear benefitting from rear access and off street parking. Additional benefits include double glazing and gas central heating. Viewing is recommended.

Local Authority: Bexley
Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	77
EU Directive 2002/91/EC		



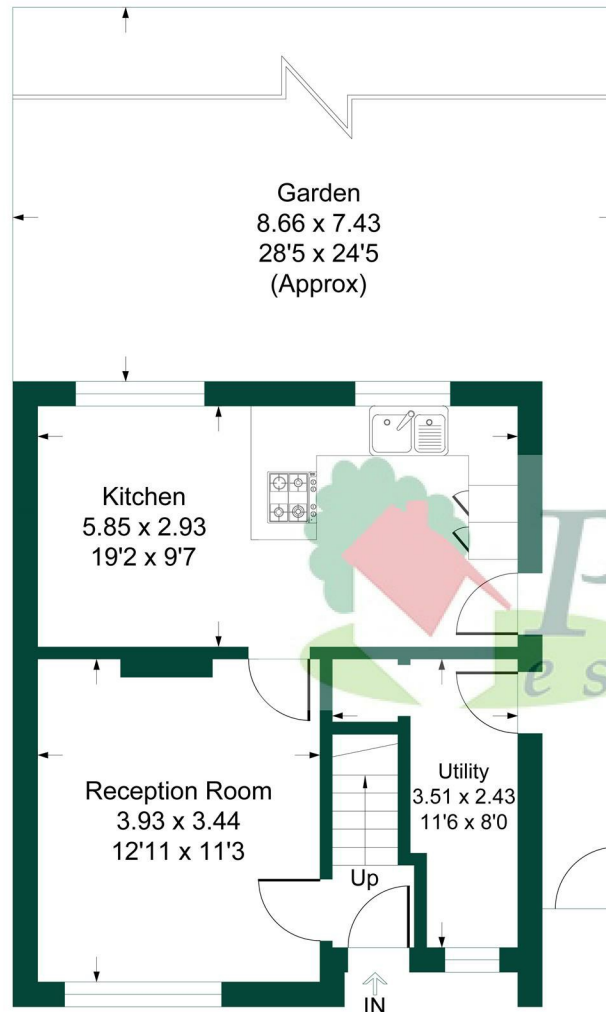
01322 553322

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

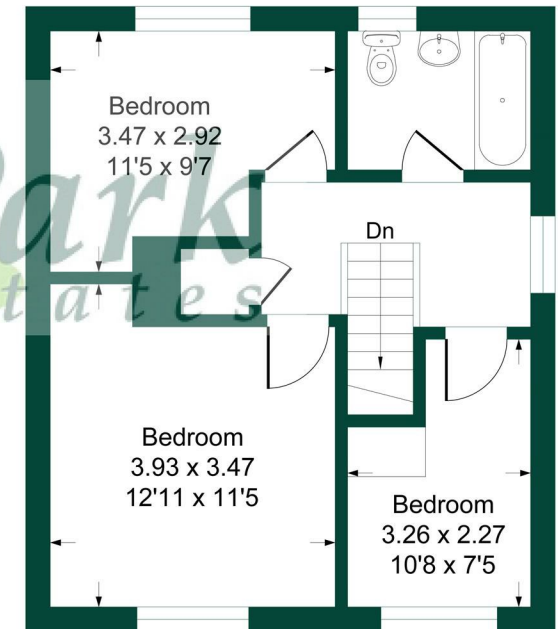
bexley@parkestates.co.uk
www.parkestates.co.uk

Gattons Way DA14

Approximate Gross Internal Area
81.0 sq m / 872 sq ft



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

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.