

Your Wisest Move

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Independent Estate Agents



A Large Family-Home
Longlands Road, Sidcup

Asking Price £725,000
FREEHOLD

Wisdom Estates proudly present this extended and spacious 3/4 Bedroom Semi-Detached Family Home. Positioned in a prime location, within walking distance of Sidcup Train Station, the High Street, green open spaces, and well-regarded local schools. Offering versatile living accommodation throughout, key features include an open-plan kitchen/dining area, a separate lounge, and a generous ground floor bedroom with dressing area and en-suite, ideal for multi-generational living or guests. Further benefits include a downstairs cloakroom, well-proportioned bedrooms, and a useful loft room. Externally, the property boasts a large south-facing rear garden and a driveway providing ample off-street parking. EPC Rating TBC

FEATURES INCLUDE:

- 3/4 Bedroom Extended Home**
- Large Driveway**
- 0.5 Miles to Sidcup Station**
- En-Suite & Dressing Area**
- South-Facing Garden**
- Spacious Living Accommodation**

REF: 11574

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ENTRANCE HALL Accessed via a double-glazed feature front door with side window, the welcoming entrance hall comprises stairs to the first floor landing, with under-stair storage, a wall-mounted radiator, and wood-laminate flooring laid throughout.

LIVING ROOM 16' 3" x 12' (4.95m x 3.66m) The Living Room is bright and airy due to the large double-glazed window to front, a wall-mounted radiator, a feature fireplace with surround, and wood-laminate flooring.

DINING AREA 13' 11" x 12' (4.24m x 3.66m) A stylish open-plan space, perfect for modern living and entertaining, the dining area benefits from a wall-mounted radiator, wood-laminate flooring, a feature fireplace, and flows naturally into the Kitchen.

KITCHEN AREA 11' 8" x 10' 4" (3.56m x 3.15m) The Kitchen area is fully equipped to meet your daily needs, and flooded with bountiful natural light via the double-glazed window and double-glazed patio door to rear, and a feature double-glazed skylight. Boasting an array of matching wall and base units, an integrated dish-washer, as well as ample space and plumbing for other appliances, the part-tiled walls alongside wood-laminate flooring allows for easy cleaning.

GROUND FLOOR BEDROOM 16' 4" x 10' 5" (4.98m x 3.18m) A generous and versatile bedroom encompassing a double-glazed window, and double-glazed door to rear leading to the garden, a wall-mounted radiator, wood-laminate flooring, and direct access into the walk-in wardrobe and en-suite.

EN-SUITE BATHROOM The En-Suite bathroom benefits from a frosted double-glazed window to front, a heated towel rail, and a four-piece suite comprising a walk-in shower cubicle, panelled bath with mixer tap, low-level WC, and hand wash basin. Part-tiled walls and fully-tiled flooring allow for effortless upkeep.

DOWNSTAIRS CLOAKROOM A practical addition for any family home, the downstairs cloakroom comprises a low-level WC, and a hand wash basin.

FIRST FLOOR LANDING The First Floor Landing comprises a double-glazed window to side.

BEDROOM 14' 7" x 11' 7" (4.44m x 3.53m) A spacious double bedroom with a double-glazed bay window to the front, fitted wardrobes, a wall-mounted radiator, and wood-laminate flooring.

BEDROOM 14' x 11' 11" (4.27m x 3.63m) Another well-proportioned double room boasting a rear-facing double-glazed window, a wall-mounted radiator, and wood-laminate flooring.

BEDROOM 10' 2" x 7' 7" (3.1m x 2.31m) A good-sized room comprising a double-glazed window to the rear, a wall-mounted radiator, wood laminate flooring, and stairs leading to the loft room.

FAMILY BATHROOM The Family Bathroom encompasses a modern four-piece suite comprising a walk-in shower cubicle, a panelled bath with mixer tap, a low-level W/C, and a hand-wash basin. Finished off with a heated towel rail, a double-glazed window to rear, as well as fully-tiled walls and flooring which allow for effortless upkeep.

LOFT ROOM 11' 8" x 10' 7" (3.56m x 3.23m) A very useful and useable additional space with Velux window, eaves storage, and laminate flooring-ideal as a spare bedroom, home-office, or hobby room.

SOUTH-FACING REAR GARDEN The south-facing rear garden compliments this family home and provides a generous outside space ideal for families and entertaining. Boasting a large patio seating area, a sheltered BBQ / Bar area, and a large lawn bordered by a variety of mature shrubs and bushes.

DRIVEWAY The Front Driveway provides ample off street parking for several cars.

Viewing

Wisdom Estates – Sidcup – 0208 090 5959



Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Convevancer. Please note that all measurements are approximate.

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