

FREEHOLD



House - Semi-Detached (EPC Rating: C)

**15 WOODBINE ROAD, SIDCUP, DA15 8JJ**

Guide price

**£600,000**

**Westwood**  
PROPERTY SERVICES



# 3 Bedroom House - Semi-Detached located in Sidcup

GUIDE PRICE £600,000 - £625,000 Ideally located for both Sidcup and New Eltham train stations we are pleased to offer for sale this lovely 3/4 bedroom semi-detached chalet style home. Well designed and thoughtfully extended by the current owners the accommodation on offer comprises entrance hall, living room measuring 14'6 x 12'8, modern kitchen which is now open to the large living/dining room, ground floor bedroom/office, ground floor bathroom, three good sized double bedrooms with a walk-in wardrobe to the main room and a shower room. The rear garden is mainly laid to lawn with a decking and seating area. Additional points to note include double glazing, gas central heating and a driveway to front for 2 cars.

## Entrance Hall

Double glazed UPVC front door, stairs to first floor, radiator and tiled flooring.

## Living Room

14'6 x 12'8

Double glazed bay window to front, fitted shutter blinds, radiator and carpet.

## Kitchen

11'6 x 10'5

Open to living/dining room, range of wall and base units, range cooker, space for American style fridge/freezer, dish washer, sink unit with mixer tap, pantry cupboard

## Living/Dining Room

20'3 x 12'3

Double glazed window to rear, double glazed French doors to garden, coved ceiling, radiator and wood flooring.

## Bedroom Four/Office

12'4 x 9'

Double glazed window to front, coved ceiling, radiator and carpet.

## Landing

Loft access and carpet.

## Bedroom One

14'4 x 9'4

Double glazed window to front, coved ceiling, walk-in wardrobe, radiator and carpet.

## Bedroom Two

11'7 x 10'7

Double glazed window to rear, coved ceiling, radiator and carpet.

## Bedroom Three

11'5 x 9'1

Double glazed window to rear, coved ceiling, radiator and carpet.

## Shower Room

Double glazed frosted window to side, shower cubicle, low-level WC, wash hand basin, heated towel rail and wall and floor tiling.

## Rear Garden

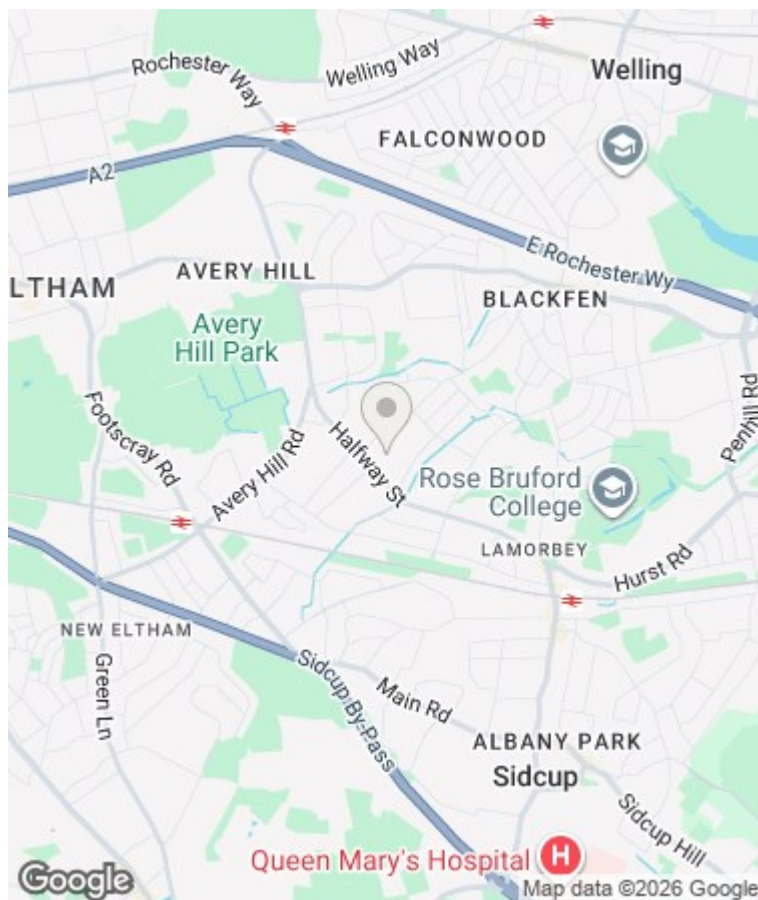
41'10 x 30'9

Mainly laid to lawn, fencing, decking, seating area, outside lights and outside tap.

## Driveway

Driveway to front for two cars.





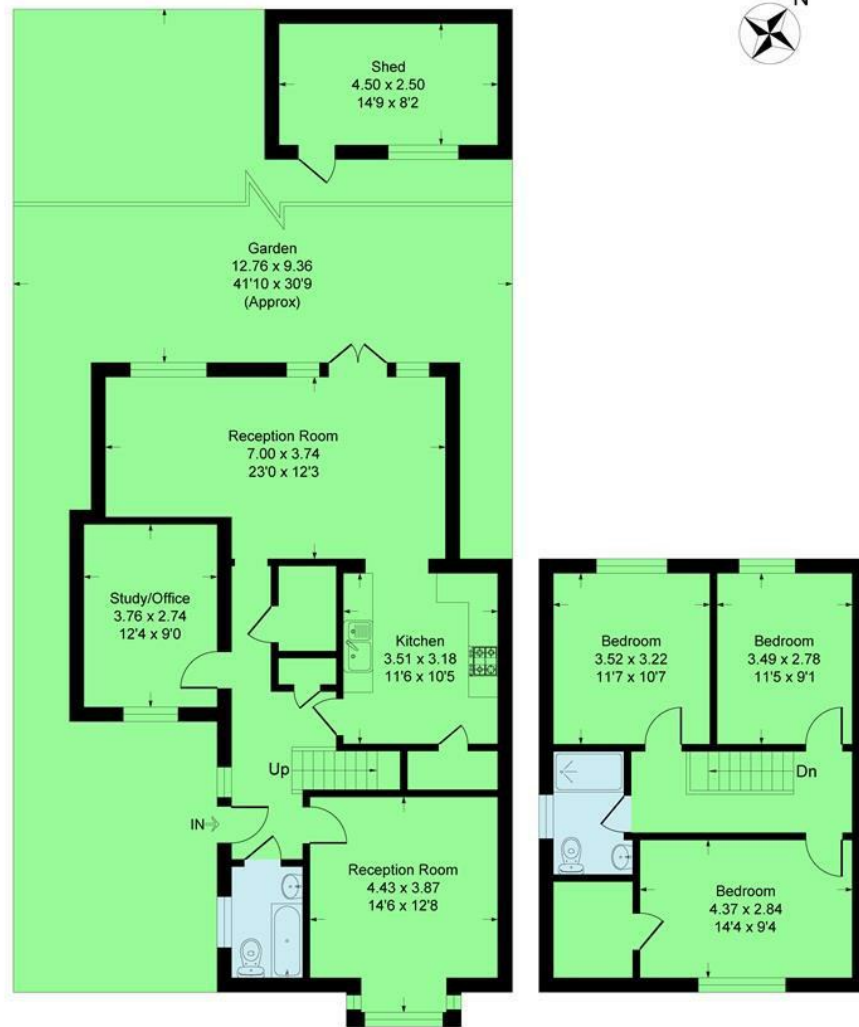
SIDCUP | 2 CENTRAL PARADE SIDCUP, KENT, DA15 7DH

## Woodbine Road, DA15

Approximate Gross Internal Area = 135.2 sq m / 1456 sq ft

Shed = 11.2 sq m / 121 sq ft

Total = 146.4 sq m / 1577 sq ft



Ground Floor

First Floor



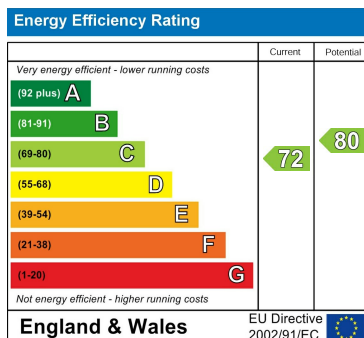
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix



Council Tax Band

**D**

Energy Performance Graph



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