



Orchard Rise West, Sidcup, DA15 8TA
Guide price £450,000 Freehold

The Homes Group are delighted to present to the market this extended three bedroom family home which offers parking to the front and a detached garage with further parking to the rear located on a popular residential road situated within 0.8 miles of Falconwood Station.

The accommodation comprises of an enclosed porch, an entrance hall, a 20'8 x 16'6 living / dining room and a 12'3 x 7'7 kitchen on the ground floor. On the first floor are the three bedrooms and the bathroom.

To the rear is an 85' South Westerly facing garden with a large area of lawn and double gates that lead to a hardstanding area and the 18'7 x 8'7 detached garage. To the front is a block paved driveway for one car.

Enclosed Porch

5'9 x 4'7 (1.75m x 1.40m)

Entrance Hall

Living / Dining Room

20'8 x 16'6 (6.30m x 5.03m)

Kitchen

12'3 x 7'7 (3.73m x 2.31m)

Landing

Bedroom One

11'8 x 9'1 (3.56m x 2.77m)

Bedroom Two

9'1 x 8'5 (2.77m x 2.57m)

Bedroom Three

8' x 6' (2.44m x 1.83m)

First Floor Bathroom

Rear Garden

85' (25.91m)

Detached Garage to rear

18'7 x 8'7 (5.66m x 2.62m)

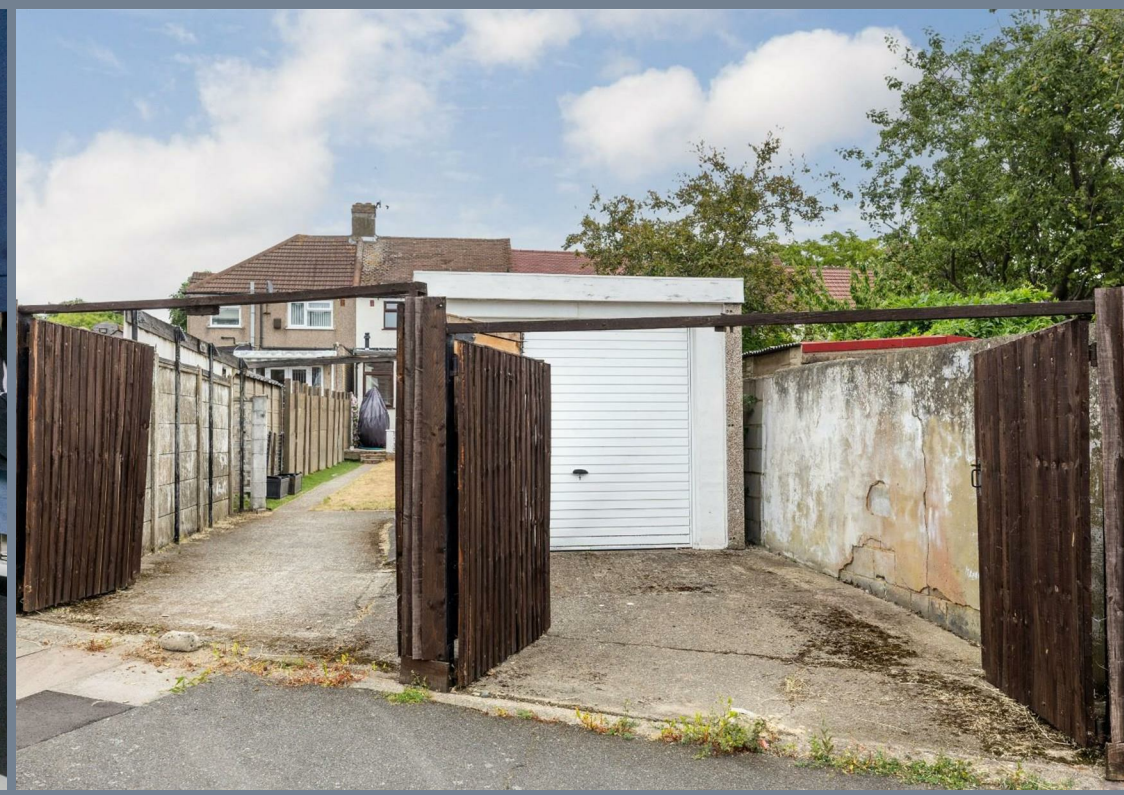
Hard-standing for Parking to Rear

Driveway to Front

Tenure - Freehold

Council Tax - Band D





Ground Floor

Approx. 40.0 sq. metres (430.9 sq. feet)

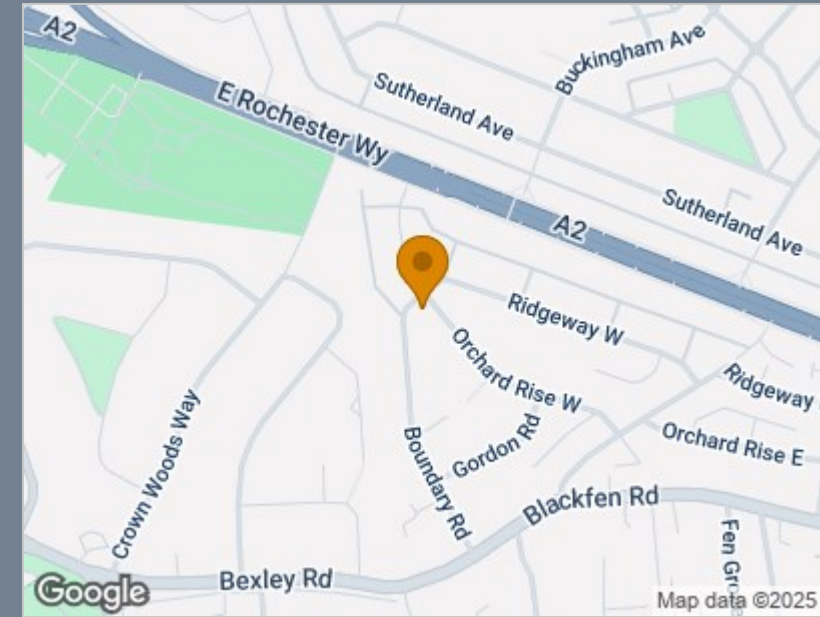


First Floor

Approx. 28.9 sq. metres (311.2 sq. feet)



Total area: approx. 68.9 sq. metres (742.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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