



THE
HOMES
GROUP



Tyron Way, Sidcup, DA14 6AZ
Guide price £800,000 Freehold

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The Homes Group are proud to present this extended five bedroom semi-detached house located in Sidcup which boasts an enormous 140' x 100' rear garden. Located within easy access of High Street, a variety of education facilities & local hospital plus road links.

The accommodation comprises of an entrance hall, ground floor cloakroom, a 24'6 x 10'9 living room, an 18'5 x 14'5 second living area that is open to the 18'5 x 10'1 fitted kitchen which in turn is open to the 12' x 10'3 dining area with its vaulted ceiling with skylights and bi-fold doors opening onto the garden. There is a 24'6 x 10'9 second living room. On the first floor there are five good size bedrooms and a family bathroom.

The rear garden feels like a small park with a large lawn area, mature trees, a wooded corner and various sheds and outbuildings. There is a garage en-bloc with parking in front of it to the side of the house and further parking for a car in front of the property.

Subject to planning permission and local consents we believe that this property, its garden and access to it, could provide a development opportunity. Please contact the office to discuss further.

Entrance Hall

6' x 4' (1.83m x 1.22m)

Living Room

24'6 x 10'9 (7.47m x 3.28m)

Second Living Room

18'5 x 14'5 (5.61m x 4.39m)

Kitchen

18'5 x 10'1 (5.61m x 3.07m)

Dining Room

12' x 10'3 (3.66m x 3.12m)

Ground Floor Cloakroom

Landing

9'4 x 7' (2.84m x 2.13m)

Bedroom One

15' x 10'9 (4.57m x 3.28m)

Bedroom Two

14'7 x 12'3 (4.45m x 3.73m)

Bedroom Three

12'3 x 9'5 (3.73m x 2.87m)

Bedroom Four

9'2 x 8'2 (2.79m x 2.49m)

Bedroom Five

11' x 7' (3.35m x 2.13m)

Bathroom

8'10 x 5'6 (2.69m x 1.68m)

Rear Garden

140' x 100' (42.67m x 30.48m)

Driveway for One Car

Garage En-Bloc

Parking to Front of Garage

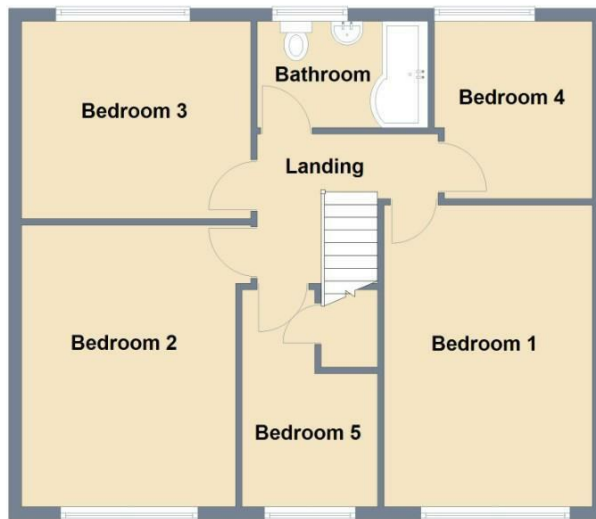




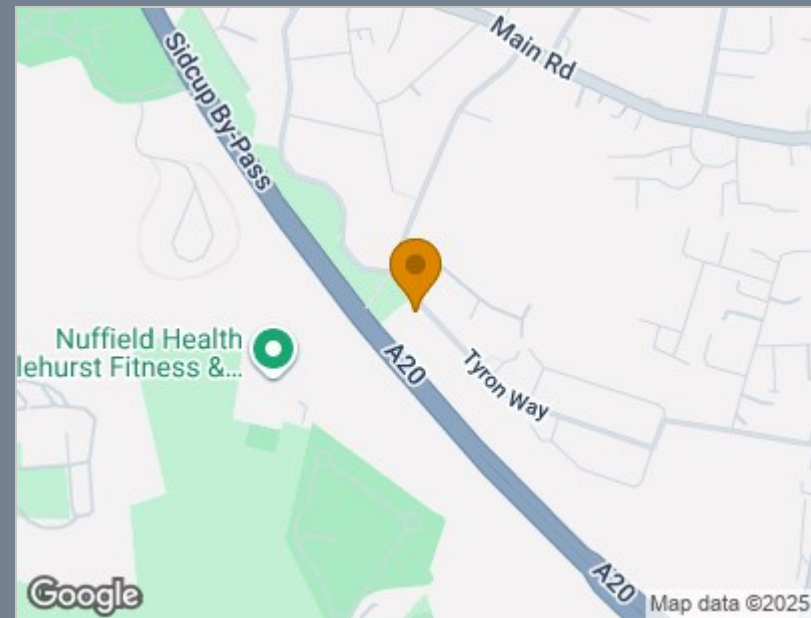
Ground Floor
Approx. 79.1 sq. metres (851.2 sq. feet)



First Floor
Approx. 69.0 sq. metres (742.5 sq. feet)



Total area: approx. 148.1 sq. metres (1593.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(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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