

Lewis Road, Sidcup, DA14 4NA
Guide price £585,000 Freehold

 3
  1
  2
  D

The Homes Group are delighted to present to the market this extended semi-detached house which offers spacious & versatile accommodation throughout. The house would make an ideal family home with all bedrooms being double sized plus a ground floor study ideal for home working space or guest bedroom. Located within a short walk of local shops, a selection of schools and Albany Park & Sidcup stations.

Accommodation includes, entrance porch, spacious living room, separate dining room, an L-shaped kitchen, utility room, cloakroom and study/bedroom four. On the first floor are three double bedrooms, one with a dresser area plus the spacious family bathroom. The good sized rear garden is well maintained and there is off road parking to the front.

Entrance Porch

6' x 5'3" (1.83m x 1.60m)

Entrance Hall

12' x 6'9" (3.66m x 2.06m)

Living Room

21'2" x 12'1" (6.45m x 3.68m)

Dining Room

9'5" x 8' (2.87m x 2.44m)

Kitchen

15'6" narrowing to 7'8" x 14'8" (4.72m narrowing to 2.34m x 4.47m)

Utility Room

7'6" x 7'4" (2.29m x 2.24m)

Cloakroom

Study/Bedroom Four

10'10" x 7'4" (3.30m x 2.24m)

Landing

7'4" x 6' (2.24m x 1.83m)

Bedroom One

11' to wardrobes x 8'5" (3.35m to wardrobes x 2.57m)

Dressing Area

8' x 6'9" (2.44m x 2.06m)

Bedroom Two

10'1" x 9'7" to wardrobes (3.07m x 2.92m to wardrobes)

Bedroom Three

10'1" x 9'3" to wardrobes (3.07m x 2.82m to wardrobes)

Bathroom

14' x 8'2" narrowing to 5'3" (4.27m x 2.49m narrowing to 1.60m)

Garden

60' (18.29m)

Garage Store

8'9" x 5' (2.67m x 1.52m)

Driveway

Tenure - Freehold

Council Tax - Band F





Ground Floor

Approx. 70.6 sq. metres (759.5 sq. feet)

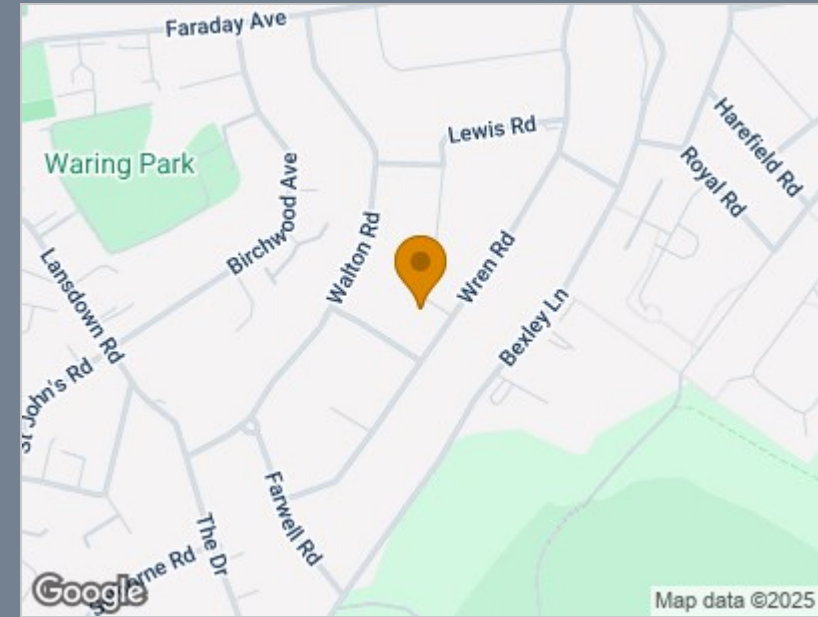


First Floor

Approx. 52.0 sq. metres (559.3 sq. feet)



Total area: approx. 122.5 sq. metres (1318.8 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	57	
(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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.