



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**

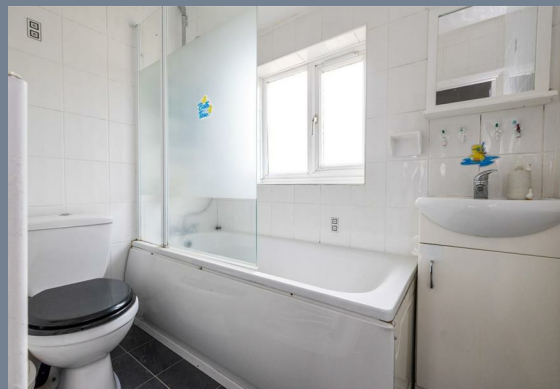
18'7 x 8'7 (5.66m x 2.62m)

**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)

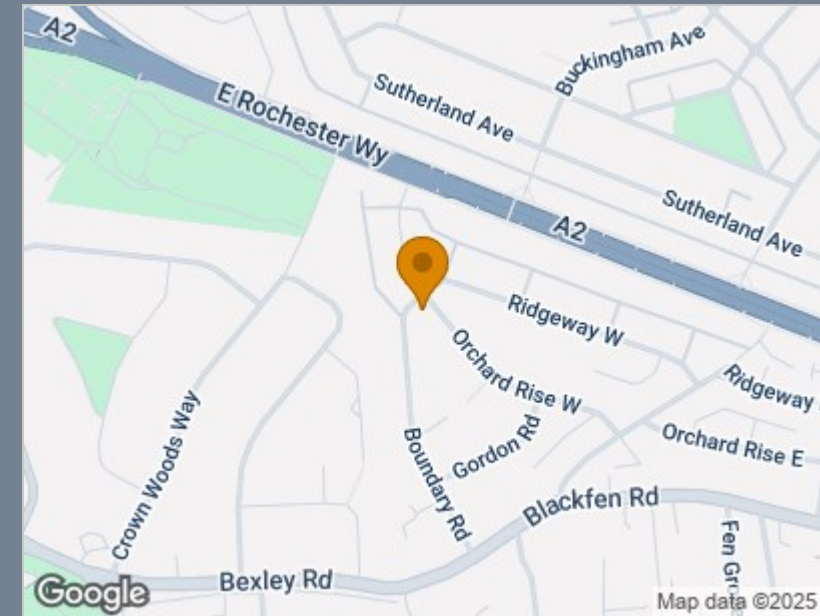



### First Floor

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		
(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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