



THE
HOMES
GROUP



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



DEVELOPMENT OPPORTUNITY - 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

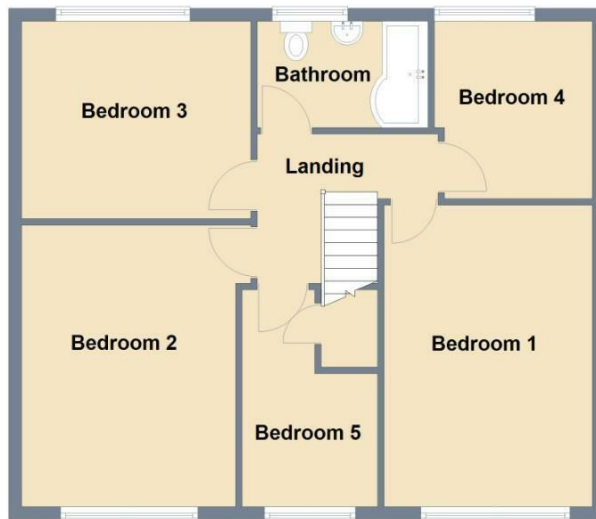




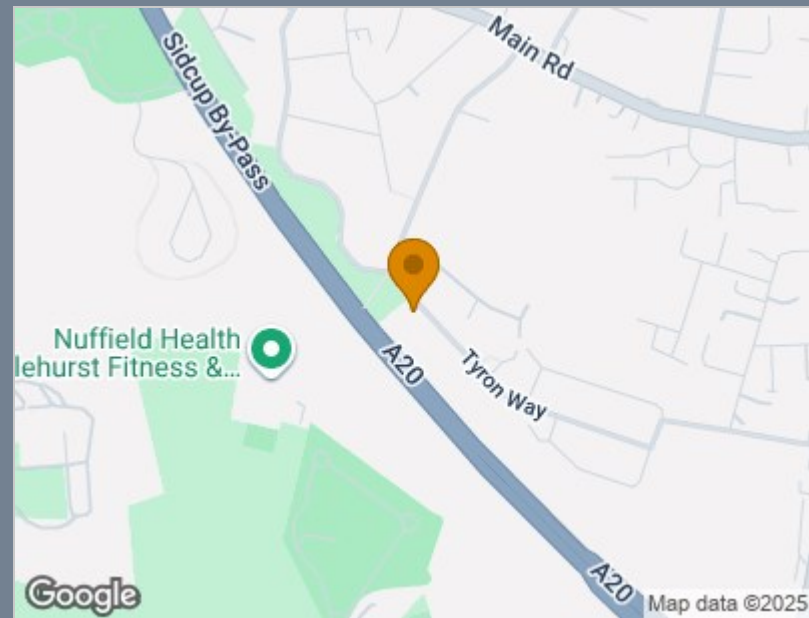
Ground Floor
Approx. 79.1 sq. metres (851.2 sq. feet)



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.

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.