



THE
HOMES
GROUP



Barton Road, Sidcup, DA14 5LU
Guide price £650,000 Freehold



The Homes Group are proud to present to the market this four double bedroom home located in a cul-de-sac and backing onto horses fields. Presented to a high standard with versatile accommodation ideal for multi generational family living or home working.

As you enter the home the ground floor accommodation includes a 25' living room, conservatory with roof lantern, study, modern design kitchen and a double bedroom with en-suite bathroom. On the first floor are a further three double bedrooms, all with fitted storage facilities and a modern shower room. Externally the home benefits from a large rear garden, offering views of the horses fields, a good sized front garden. The 26' integral garage offers scope to create further accommodation, or home working space, with the driveway easily providing parking for two cars.

Entrance Porch

Entrance Hall

Living Room

25'1 x 12 (7.65m x 3.66m)

Conservatory

15'7 x 9 (4.75m x 2.74m)

Lobby

Study

7'5 x 5'4 (2.26m x 1.63m)

Kitchen

14'6 x 10'11 (4.42m x 3.33m)

Bedroom Four

13'5 to wardrobes x 10'11 narrowing to 8'4 (4.09m to wardrobes x 3.33m narrowing to 2.54m)

En-Suite

Landing

Bedroom One

14'6 x 9'7 (4.42m x 2.92m)

Bedroom Two

15'4 x 9'6 (4.67m x 2.90m)

Bedroom Three

11'4 to wardrobes x 8'10 plus door recess (3.45m to wardrobes x 2.69m plus door recess)

Shower Room

Front Garden

Rear Garden

Garage

26'5 x 6'2 (8.05m x 1.88m)

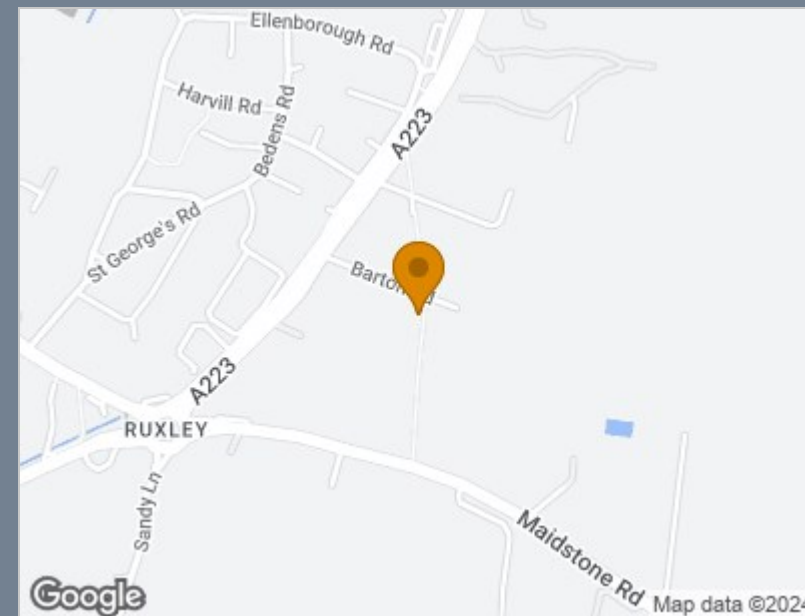
Parking

Tenure - Freehold

Council Tax - Band E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(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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