



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 )

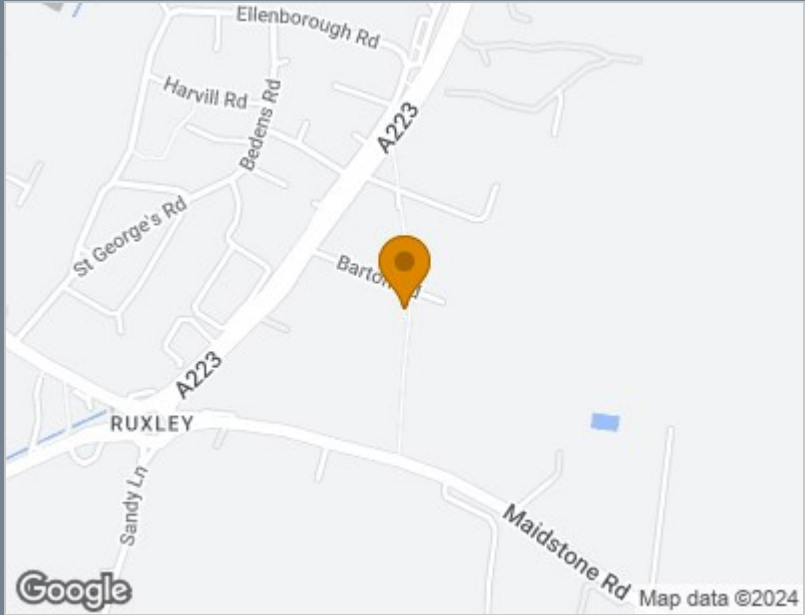
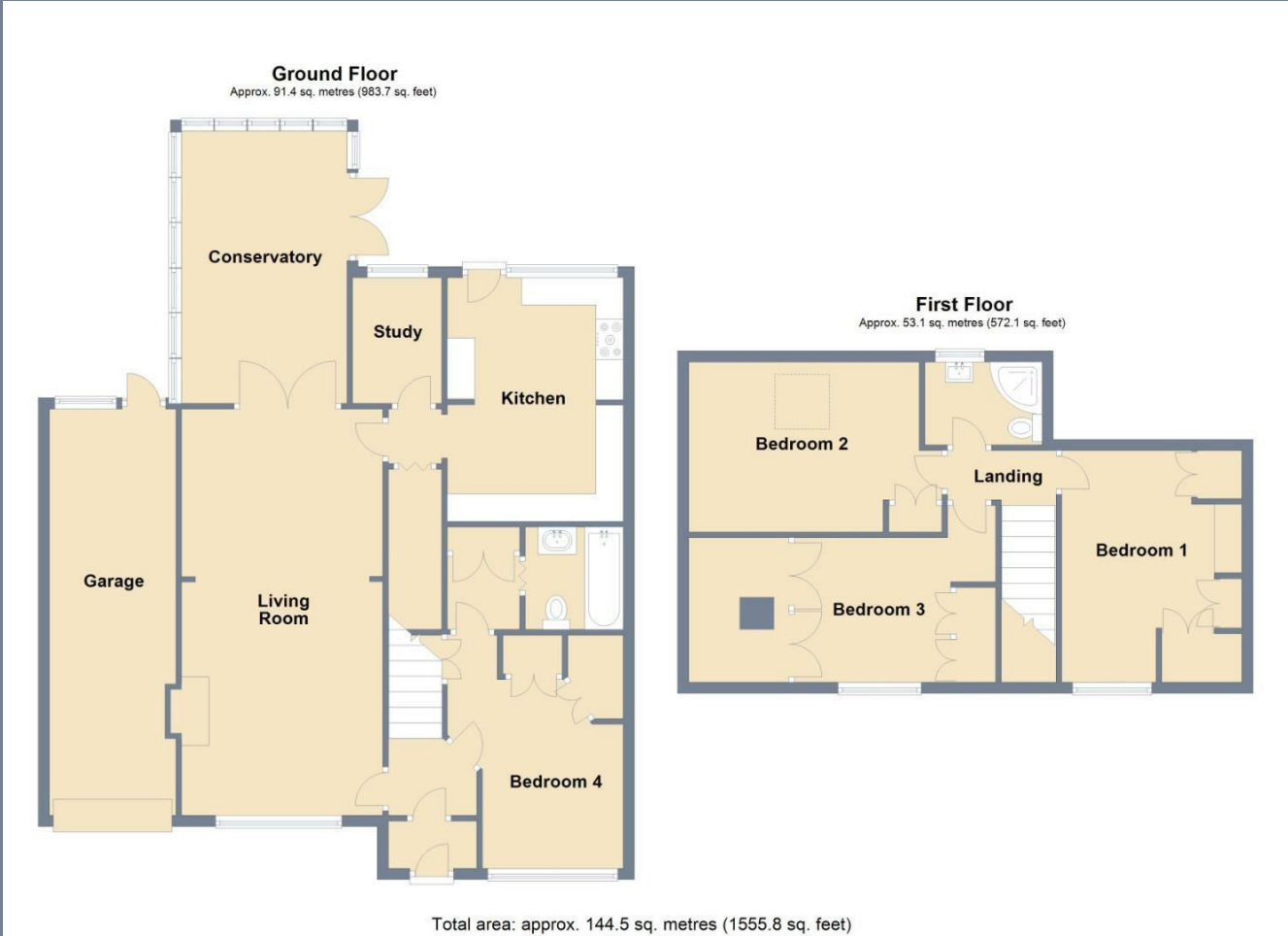
**Parking**

**Tenure - Freehold**

**Council Tax - Band E**







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>	<b>58</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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 firms employment has the authority to make or give any representation or warranty in respect of the property.