



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

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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

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.

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71-75 Shelton Street, London, WC2H 9JQ
 T: 01322 875000 | E: info@thehomesgroup.co.uk
 thehomesgroup.co.uk