



Sidcup Road, London, SE9 3AN  
Guide price £550,000 Freehold

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Guide Price £550,000 - £600,000. The Homes Group are proud to present to the market this spacious four bedroom semi-detached family home situated within half mile of Mottingham Station and within a mile of New Eltham Station. The property is set back from the main road which means there is ample parking to the front of the property too.

The accommodation comprises of a 21'2 x 12'4 Dining Room, an 18'9 x 11'5 Living Room, 14'3 x 7'5 Sun Room which overlooks the South facing rear garden, a 19' x 7' kitchen, a shower room and cloakroom on the ground floor. On the first floor there are four bedrooms, one with an in room shower plus a large family bathroom.

To the rear of the property is a 65' South facing garden which backs on to the playing fields of the Coldharbour Leisure centre and the driveway to the front has space for at least 6 cars, although the owners have parked more than that when necessary!

#### Enclosed Porch

#### Entrance Hall

18'7 x 6' (5.66m x 1.83m)

#### Dining Room

21'2 x 12'4 (6.45m x 3.76m)

#### Living Room

18'9 x 11'5 (5.72m x 3.48m)

#### Sun Room

14'3 x 7'5 (4.34m x 2.26m)

#### Kitchen

19' x 7' (5.79m x 2.13m)

#### Shower Room

7' x 5'10 (2.13m x 1.78m)

#### Ground Floor Cloakroom

#### Landing

10'7 x 9'6 (3.23m x 2.90m)

#### Bedroom One

13'8 x 11'9 (4.17m x 3.58m)

#### Bedroom Two

11'4 x 11'4 (3.45m x 3.45m)

#### Bedroom Three

11'4 x 7'1 (3.45m x 2.16m)

#### Bedroom Four

8'8 x 7' (2.64m x 2.13m)

#### Bathroom

9'9 x 7'6 (2.97m x 2.29m)

#### Rear Garden

65' (19.81m)

#### Driveway

#### Tenure - Freehold

#### Council Tax - Band E





**Ground Floor**  
Approx. 84.0 sq. metres (904.0 sq. feet)



**First Floor**  
Approx. 55.3 sq. metres (594.8 sq. feet)



Total area: approx. 139.3 sq. metres (1498.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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.

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