

FREEHOLD



House - Semi-Detached (EPC Rating: A)

61 ANNANDALE ROAD, SIDCUP, DA15 8EY

Asking price

£725,000

Westwood
PROPERTY SERVICES



4 Bedroom House - Semi-Detached located in Sidcup

EPC RATING A Constructed in 2019 we are pleased to offer for sale this beautiful four bedroom semi-detached family home. The accommodation on offer comprises entrance hall, open plan living/dining/kitchen which is dual aspect and includes a modern fitted kitchen with integrated appliances, study/reception room, ground floor WC, three good sized first floor bedrooms with one en-suite shower room, family bathroom and then the main bedroom to the second floor with a further en-suite shower room. The rear garden has been thoughtfully laid out to include seating areas and artificial turf. There is also a driveway to the front for two cars. Additional points to note include double glazing, solar panels, fitted storage/wardrobes, gas central heating and under floor heating to the ground floor. Ideally located for many Primary and Secondary Schools as well as Sidcup and New Eltham Train Stations an internal viewing comes highly recommended.

Entrance Hall

Kitchen / Reception Room

31'2" x 22'0"

Integrated appliances as follows. fridge/freezer, dish washer, washing machine,

Study

7'2" x 7'0"

Downstairs w/c

Bedroom Two

12'7" x 10'7"

En-suite

Bedroom Three

11'5" x 10'6"

Bedroom Four

11'0" x 10'0"

First floor family bathroom

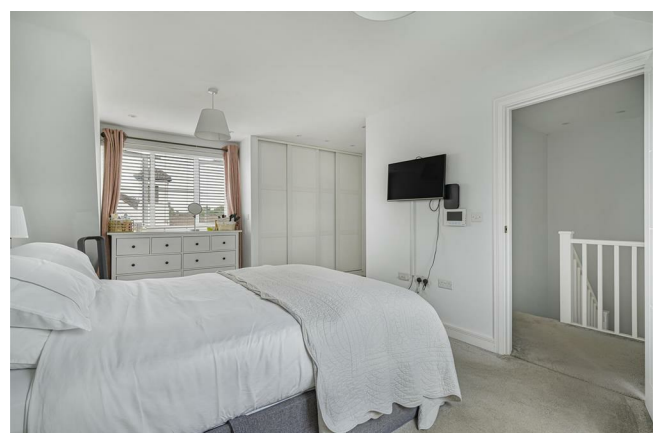
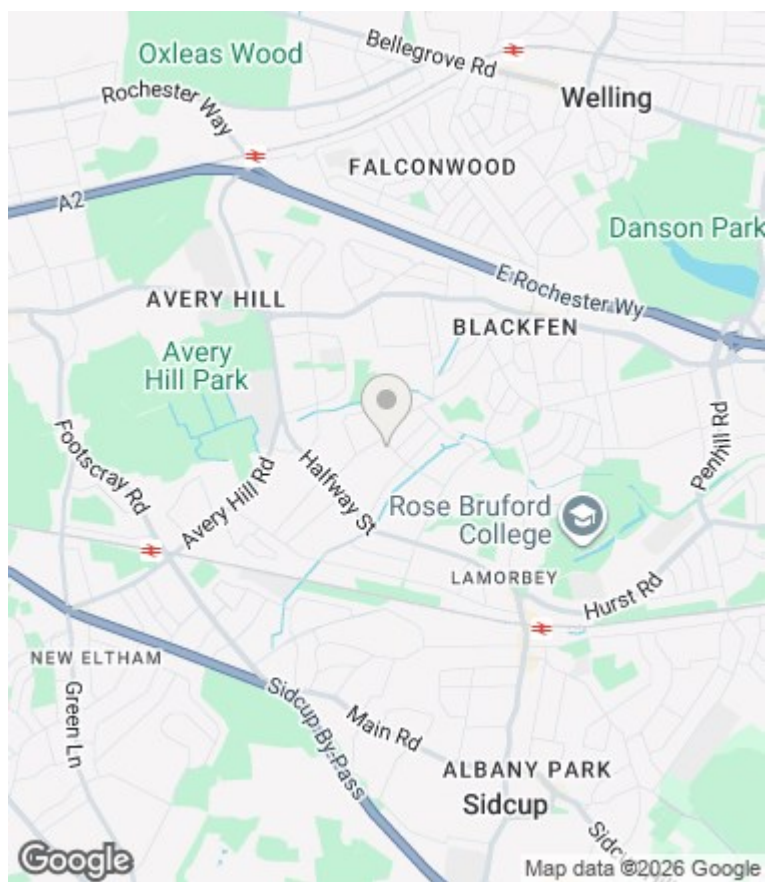
Bedroom One (Second Floor)

20'6" x 15'1"

En-suite, store and eaves

Garden

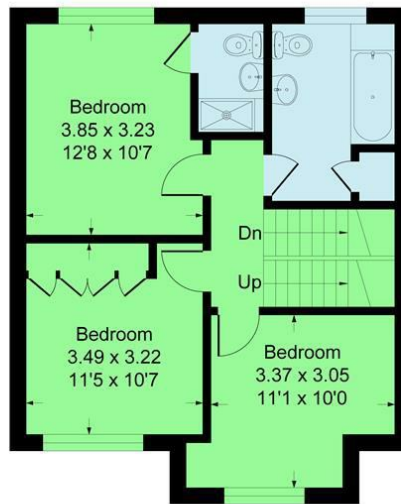
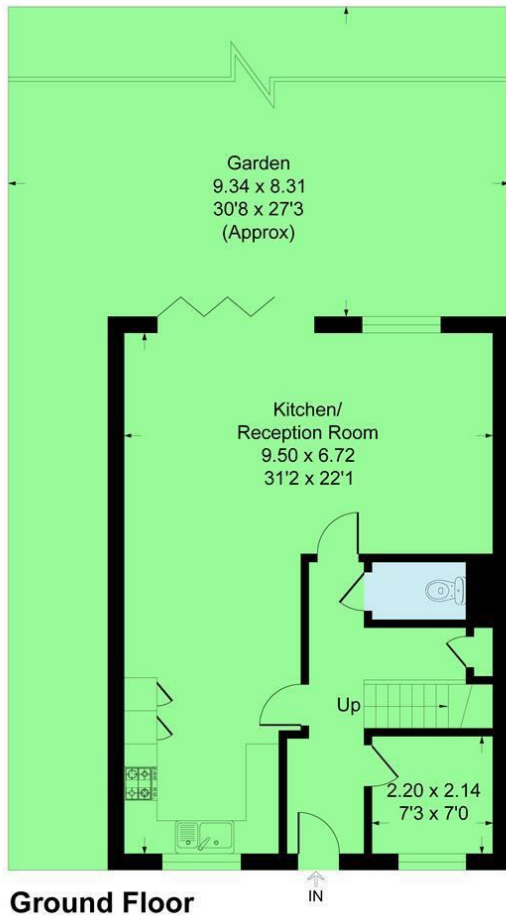
30'7" x 27'3"



SIDCUP | 2 CENTRAL PARADE SIDCUP, GREATER LONDON, DA15 7DH

Annandale Road, DA15

Approximate Gross Internal Area 159.0 sq m / 1712 sq ft



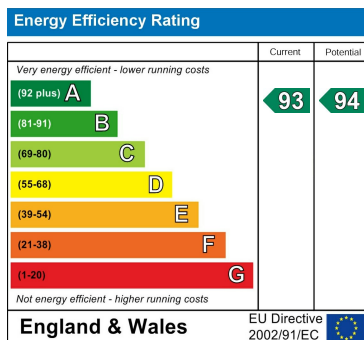
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix



Council Tax Band

G

Energy Performance Graph



Call us on

020 8301 5511

sales@westwoodpropertyservices.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.