

FREEHOLD



House - Semi-Detached (EPC Rating: D)

**27 WREN ROAD, SIDCUP, DA14 4LY**

Offers over

**£610,000**

**Westwood**  
PROPERTY SERVICES





# 3 Bedroom House - Semi-Detached located in Sidcup

Westwood Sidcup are delighted to offer for sale this rarely available and highly sought after three bedroom semi-detached family home which has been in the same family since the 1950's. Located on the desirable Wren Road, Sidcup the larger than average accommodation on offer comprises entrance porch and hall, living room measuring 16'7 x 13', dining room, fitted kitchen, three good sized first floor bedrooms, bathroom and separate WC. The rear garden extends to approximately 90ft and includes a detached garage as well as side access. Additional points to note include double glazing, gas central heating, NO FORWARD CHAIN and a driveway to the front for two cars. Viewings by appointment only.

## Entrance porch

Double glazed enclosed entrance porch.

## Entrance hall

Hard wood front door, stairs to first floor, glazed window to front, radiator and LVT style flooring.

## Living room

16'7 x 13'

Double glazed window to front and window side, coved ceiling, picture rail, feature fireplace, radiator and carpet.

## Dining room

16'1 x 10'11

Double glazed sliding door to garden, coved ceiling, picture rail, chimney breast with built-in storage, two radiators and carpet.

## Kitchen

13'9 x 9'10

Double glazed window to rear, double glazed door to garden, range of wall and base units, integrated electric oven and hob, space for cooker, space for fridge freezer, plumbed washing machine and space for dish washer, wall tiling and LVT style flooring.

## Landing

Double glazed window to side, loft access and carpet.

## Bedroom One

16'1 x 10'11

Double glazed window to rear, picture rail, radiator and carpet.

## Bedroom Two

12'2 x 11'6

Double glazed bay window to front, picture rail, radiator and carpet.

## Bedroom Three

9'8 x 7'4

Double glazed window to front, picture rail, radiator and carpet.

## Bathroom

Two double glazed frosted windows, bath tub with mixer tap and shower over, wash hand basin, storage cupboard housing central heating boiler, heated towel rail/radiator, wall tiling and vinyl flooring.

## Separate WC

Window to side, Low-level WC and vinyl flooring.

## Rear Garden

approx 90'3 x 32'10

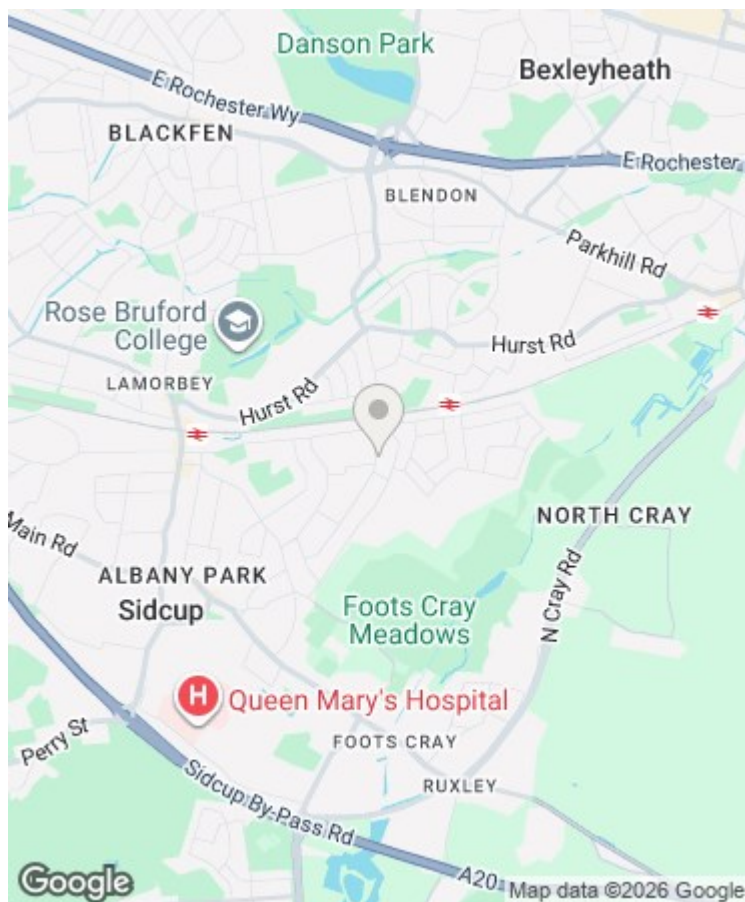
Mainly laid to lawn, side access, fencing and mature plants and shrubs.

## Detached Garage

18'4 x 8'10

## Front Driveway

Driveway to front with parking for two cars and front gardens mainly laid to lawn with mature plants and shrubs.



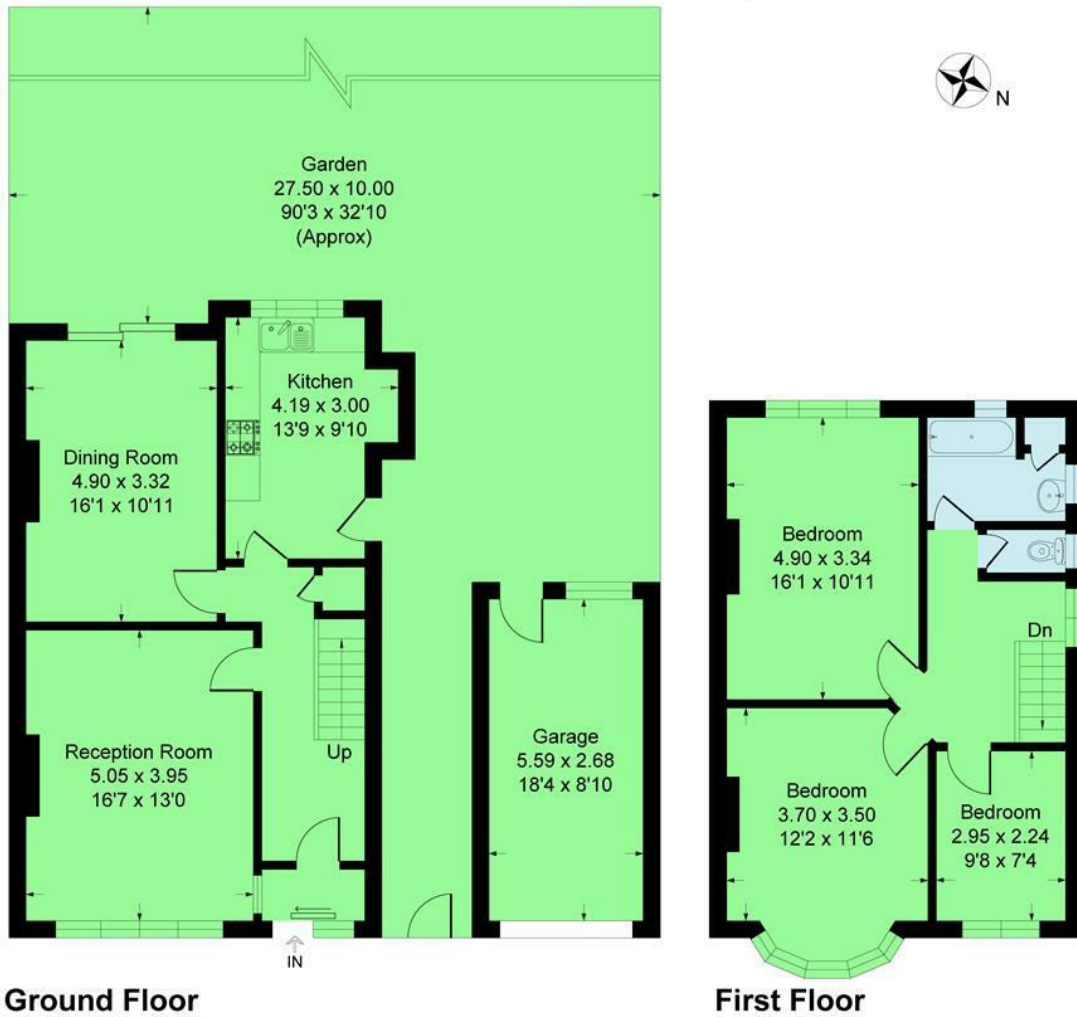
SIDCUP | 2 CENTRAL PARADE SIDCUP, KENT, DA15 7DH

# Wren Road, DA14

Approximate Gross Internal Area 113.9 sq m / 1226 sq ft

Garage Area 14.9 sq m / 161 sq ft

Total Area 128.8 sq m / 1387 sq ft



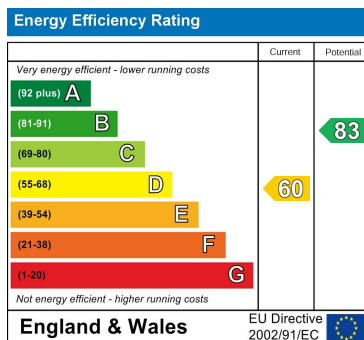
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix



Council Tax Band

**E**

Energy Performance Graph



Call us on

**020 8301 5511**

[sales@westwoodpropertyservices.co.uk](mailto: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.