

FREEHOLD



House - Semi-Detached (EPC Rating: D)

**132 LONGLANDS ROAD, SIDCUP, DA15 7LF**

Asking price

**£625,000**

**Westwood**  
PROPERTY SERVICES



# 3 Bedroom House - Semi-Detached located in Sidcup

Having been owned by the same family since new, and built in 1929, we are proud to present this beautiful three bedroom semi-detached family home ideally positioned for Sidcup Train Station and high street. The property is in need of some modernising, as it retains a large amount of its original character. The home comprises storm porch, entrance hall, large living to the front measuring 16'2 x 13'3 , dining room with south-facing aspect, fitted kitchen, three good size first floor bedrooms, shower room and separate WC. The beautiful south-facing rear garden has many lovely trees and shrubs as well as a detached garage with off road parking to the front. Additional points of particular note include leaded light double glazing, gas central heating and no forward chain. Viewings are strictly by appointment only and please note that this house is within a conservation area.

## Storm Porch

## Entrance Hall

Hard wood front door, window to side, stairs to first floor and carpet.

## Living Room

16'2" x 13'3"

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

## Dining Room

13'11" x 11'11"

Double glazed sliding door to garden, coved ceiling, chimney breast with feature fireplace, radiator and carpet.

## Kitchen

9'10" x 7'4"

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

## Ground Floor WC

Low-level WC

## Landing

Double glazed window to side, loft access and carpet.

## Bedroom One

13'10" x 11'10"

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

## Bedroom Two

13'0" x 12'8"

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

## Bedroom Three

9'10" x 7'7"

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

## Shower Room

Double glazed frosted windows, walk-in shower cubicle, wash hand basin, heated towel rail/radiator, wall tiling and vinyl flooring.

## Separate WC

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

## Garage

16'4" x 8'2"

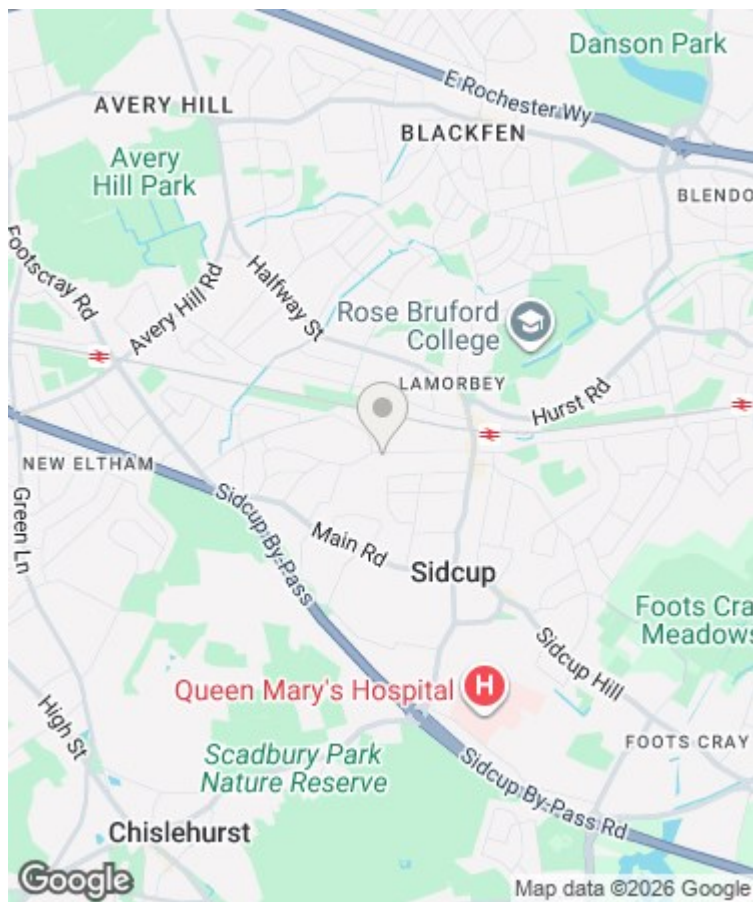
## Rear Garden

65'7" x 29'6"

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

## Front Driveway

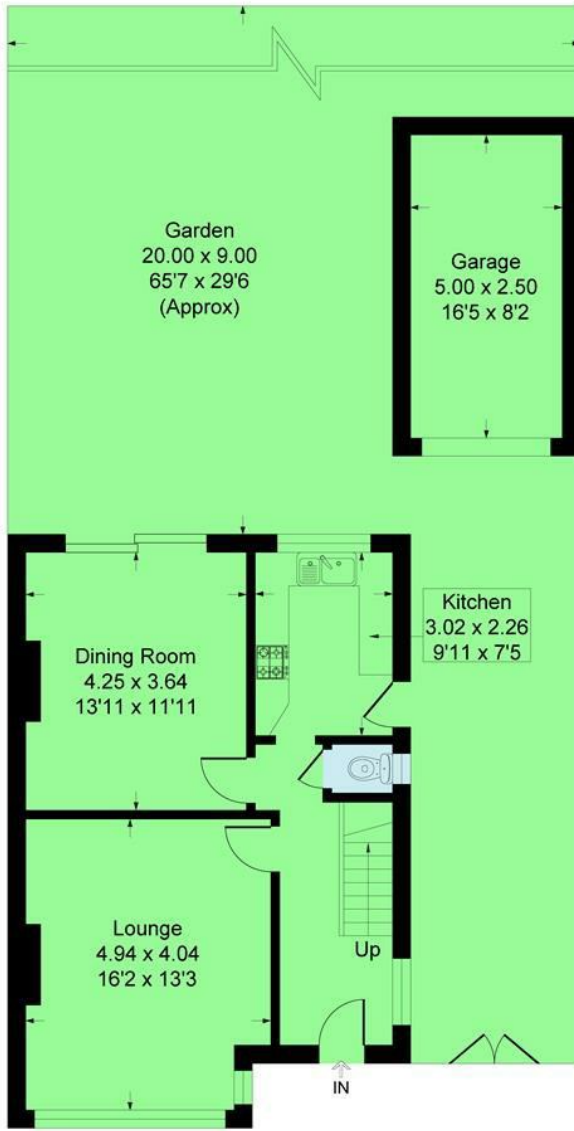
Driveway to front with parking for two cars and front gardens mainly laid to lawn with mature plants and shrubs.



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

# Longlands Road, DA15

Approximate Gross Internal Area  
 102.7 sq m / 1105 sq ft  
 Garage = 12.5 sq m / 135 sq ft  
 Total = 115.2 sq m / 1240 sq ft



**Ground Floor**



**First Floor**



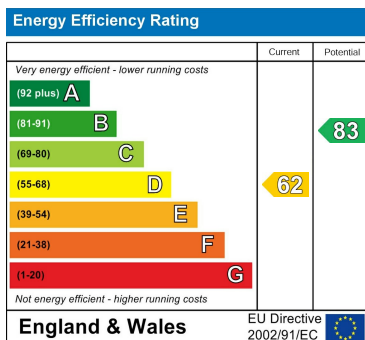
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 Produced By Planpix



Council Tax Band

**E**

Energy Performance Graph



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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.

