

FREEHOLD



House - Semi-Detached (EPC Rating: C)

12 ANNANDALE ROAD, SIDCUP, DA15 8EL

Asking price

£750,000

Westwood
PROPERTY SERVICES



4 Bedroom House - Semi-Detached located in Sidcup

Having been through an extensive amount of RENOVATION and REDESIGN this beautiful FOUR DOUBLE BEDROOM semi-detached home deserves your immediate attention. The current owners have meticulously laid out this beautiful family home which now offers as a great opportunity for a buyer to just move in and enjoy living. Extended in 2017 the majority of the existing house was taken down and rebuilt to allow for a programme of carefully designed living accommodation which now includes large hallway, bay fronted living room measuring 16'1 x 9'5, open plan kitchen/dining/living which has become the heart of the home, utility room, ground floor WC and office space/play room. To the first floor you will find four generously sized family bedrooms and a contemporary four piece bathroom suite. The professionally landscaped rear garden has a seating area, side access, summer house with AC and electric, storage shed and laid to lawn. The resin-bound front driveway was refinished in 2025 and allows parking to the front. Further points which deserve your attention include double glazing, gas central heating, under-floor heating to ground floor, insulated loft space spanning the footprint of the first floor and potential for a loft extension STPP. Truly one-of-a-kind your earliest internal viewing comes highly advised.

Entrance Hall

UPVC front door, spot lights, storage under stairs housing meters and under floor heating panels, tiled flooring and under floor heating.

Study

9'4" x 5'8"

Double glazed window to front, fitted shutter blinds, ample plug sockets, under floor heating and carpet.

Living Room

16'1" x 9'4"

Double glazed half bay window to front, fitted shutter blinds, tiled flooring and under floor heating.

Kitchen/ Dining Room

19'6" x 15'3"

Three Velux windows, bi-folding doors to garden, feature 1M double glazed window to rear, spot lights, range of wall and base units, Quartz worksurfaces, gas hob, double electric oven, full height fridge/freezer, integrated dish washer, breakfast bar, tiled flooring and under floor heating.

Utility Room

5'8" x 5'5"

Double glazed window to side, range of wall and base units, stacked washing machine/tumble dryer space, wash hand basin, housed gas central heating boiler, tiled floor and under floor heating.

Downstairs w/c

Double glazed frosted window to side, low-level WC, wash and basin, wall tiling, floor tiling and under floor heating.

First Floor Landing

Storage/ Airing cupboard, tunnel sky-light, spot lights and carpet.

Bedroom One

12'10" x 9'4"

Double glazed window to front, fitted shutter blinds, radiator and carpet.

Bedroom Two

10'4" x 9'8"

Double glazed window to front, fitted shutter blinds, loft hatch, radiator and carpet.

Bedroom Three

10'4" x 9'3"

Double glazed window to rear, radiator and carpet.

Bedroom Four

9'3" x 9'1"

Double glazed window to rear, radiator and carpet.

Family Bathroom

two double glazed frosted windows to side, shower cubicle, free-standing bath tub with mixer tap, low-level WC, wash hand basin, heated towel rail and wall and floor tiling.

Rear Garden

47'8" x 23'9"

Landscaped rear garden with patio area, side access, laid to lawn, fencing, outside lighting and outside power point.

Summer House

10'9" x 8'0"

Air conditioning, internet connection, power sockets and double glazed window.

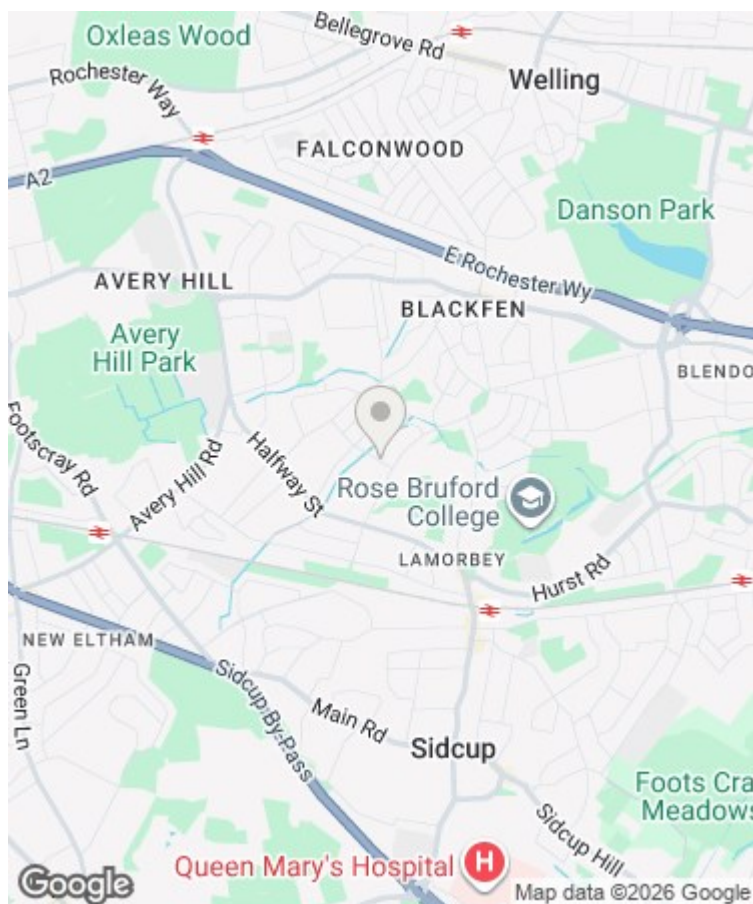
Shed

10'5" x 7'4"

Garden store area to rear of garden.

Front Driveway

Resin bound driveway with parking to front, storm porch with down lights.



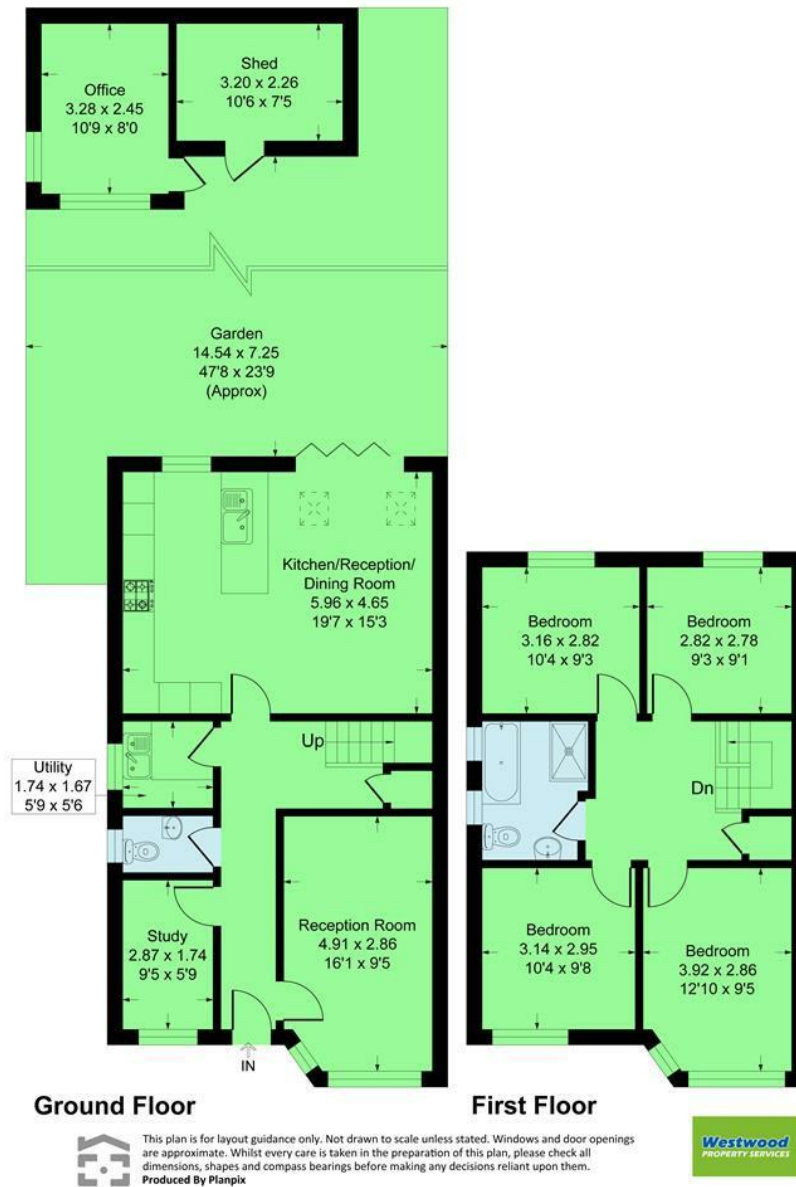
SIDCUP | 2 CENTRAL PARADE SIDCUP, GREATER LONDON, DA15 7DH

Annandale Road, Sidcup, Kent, DA15

Approximate Gross Internal Area 120.8 sq m / 1301 sq ft

Garage Area 15.6 sq m / 168 sq ft

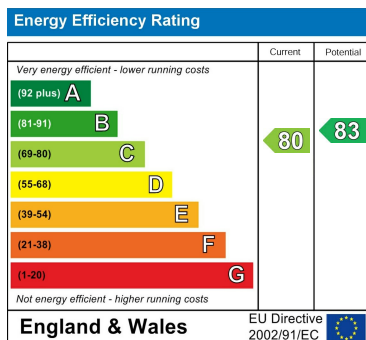
Total Area 136.4 sq m / 1469 sq ft



Council Tax Band

D

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.

Westwood
PROPERTY SERVICES