

FREEHOLD



House - Detached (EPC Rating: C)

13 BOUNDARY ROAD, SIDCUP, DA15 8SS

Asking price

£750,000

Westwood
PROPERTY SERVICES



4 Bedroom House - Detached located in Sidcup

Having been thoughtfully extended and meticulously refurbished throughout we are delighted to offer for sale this STUNNING four bedroom DETACHED home. Occupying an impressive CORNER PLOT the house has been through an extensive amount of refurbishment and now offers as a great opportunity for any buyer looking for a home ready to move in and live. The accommodation on offer comprises storm porch, entrance hall with a feature glass banister, bay fronted living room, large open plan kitchen/dining room with integrated appliances and bi-folding doors to garden, utility room with newly fitted gas central heating boiler and ground floor WC. To the first floor you will find four family sized bedrooms with an en-suite shower room to the main bedroom and then a further contemporary bathroom suite. The rear garden has been landscaped and benefits from side access, seating area and new turf. Additional points of particular note include double glazing, UNDER-FLOOR HEATING to the ground floor, driveway to front and NO FORWARD CHAIN. Rarely are homes presented to this standard and your earliest viewing comes highly advised.

Please note some of our images have had CGI to assist buyers with seeing how the house could look with furnishings. The front, side and rear Asphalt areas will be finished in a "Pea Shingle" coloured Resin bonded material.

Entrance Hall

UPVC front door, stairs to first floor, storage under stairs, LVT flooring, under-floor heating.

Living Room

13'0" x 12'9"

Double glazed bay window to front, spot lights, LVT flooring, under-floor heating.

Kitchen/ Dining Room

23'9" x 20'1"

Double glazed bi-folding doors to garden, double glazed window to rear, range of wall and base units, granite work surfaces, integrated fridge/freezer, integrated electric oven and hob, integrated dish washer, inset sink unit with mixer tap, LVT flooring, under-floor heating.

Utility Room

Wall unit, matching granite work surfaces to kitchen, wall-mounted gas central heating boiler, plumbed for washing machine, LVT flooring.

Downstairs w/c

Low-level WC, wash hand basin, heated towel rail, LVT flooring.

First Floor Landing

Double glazed window to side, glass banister, loft access, carpet.

Bedroom One

15'8" x 11'10"

Double glazed window to rear, spot lights, storage area/cupboard, feature radiator, carpet.

En-suite

Double glazed frosted window to rear, walk-in shower, vanity wash hand basin, low-level WC, fitted storage, wall tiling, vinyl flooring.

Bedroom Two

12'4" x 11'0"

Double glazed window to front, radiator, carpet.

Bedroom Three

11'1" x 10'10"

Feature double glazed window to side, radiator, carpet.

Bedroom Four

6'11" x 6'5"

Double glazed window to front, radiator, carpet.

Family Bathroom

Double glazed window to side, bath tub with shower screen, low-level WC, wash hand basin, wall tiling, vinyl flooring.

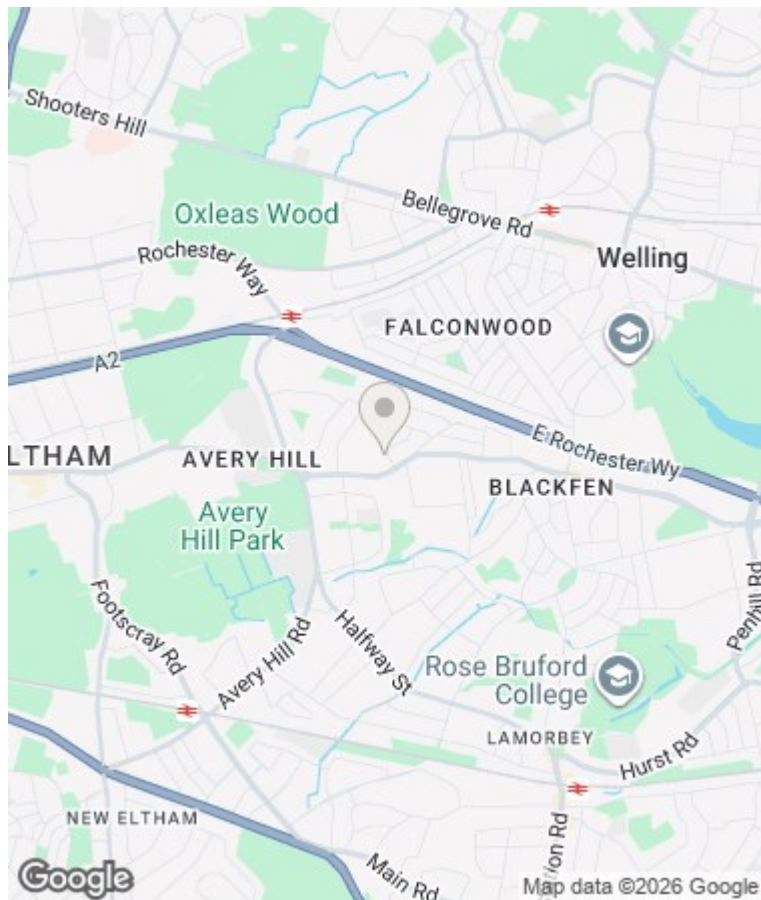
Rear Garden

59'11" x 31'9"

Mainly laid to lawn, side access, seating area, fencing, outside lighting.

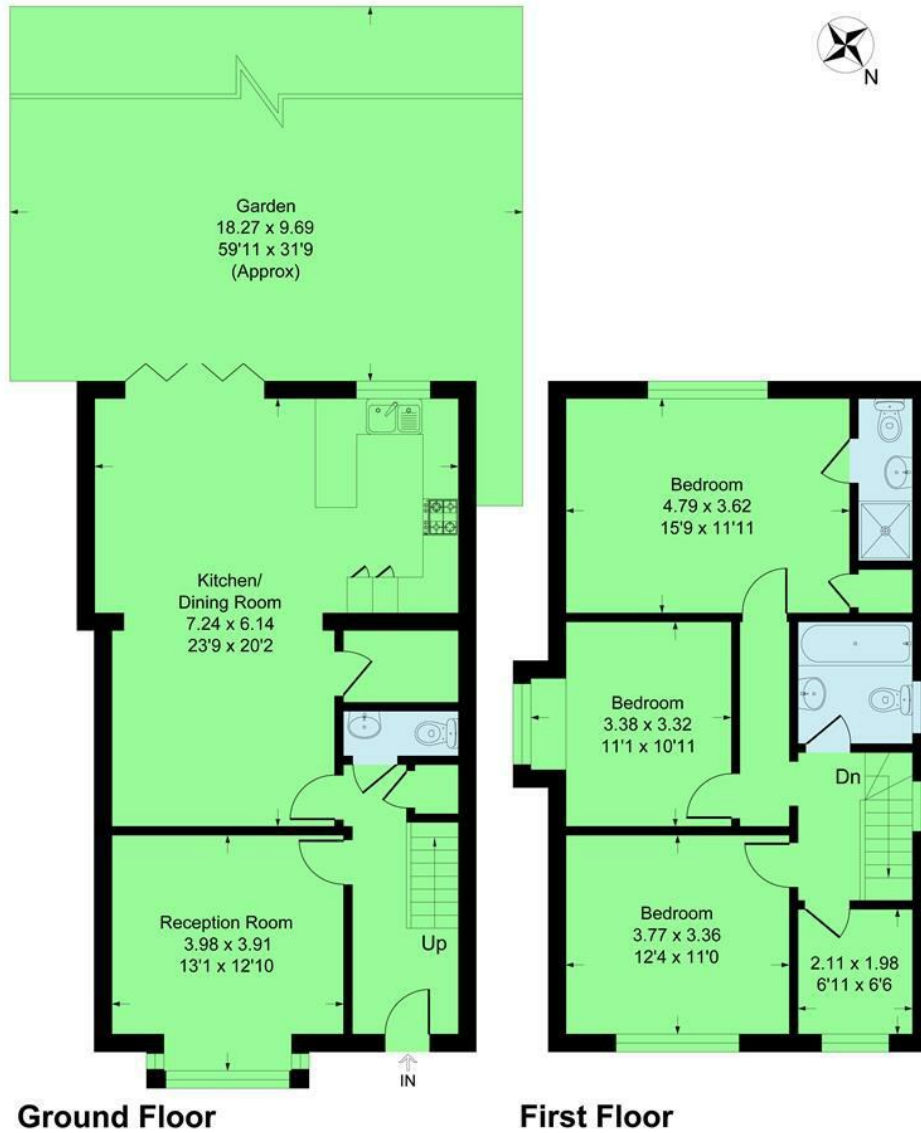
Driveway

Driveway to front for parking.



Boundary Road, DA15

Approximate Gross Internal Area 128.9 sq m / 1388 sq ft



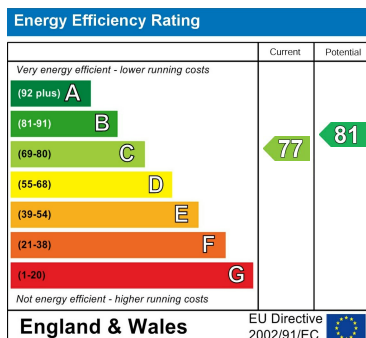
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix



Council Tax Band

E

Energy Performance Graph



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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.