

FREEHOLD



House - Semi-Detached (EPC Rating: C)

4 VALLIERS WOOD ROAD, SIDCUP, DA15 8BG

Asking price

£675,000

Westwood
PROPERTY SERVICES



4 Bedroom House - Semi-Detached located in Sidcup

Offered to the market as a chain free sale we are pleased to present this larger than average four bedroom semi-detached chalet style home. Benefitting from a unique and rarely seen first floor extension the accommodation on offer comprises entrance porch and hall, large living room (incorporating the original third bedroom), open plan kitchen dining room and bathroom to the ground floor. The first floor includes four double bedrooms with fitted storage and wardrobes to three of the bedrooms and a modern three piece shower room. The low maintenance rear garden has been meticulously maintained and includes two good size storage sheds and a detached garage. Additional points of particular note include double glazing, gas central heating and a block paved driveway to the front. Ideally positioned for many local amenities, shops and both Sidcup and New Eltham train stations an internal viewing would come highly recommended.

Entrance Porch

Double glazed enclosed entrance porch.

Entrance Hall

Double glazed front door, storage cupboard, stairs to first floor and laminate flooring.

Living Room

18'10 x 14'3

Two double glazed leaded light windows to front, fitted shutter blinds, coved ceiling, radiator and carpet.

Dining Area

13'3 x 12'6

Open plan to kitchen. Cornice coving, fitted storage, radiator and carpet.

Kitchen

18'10 x 7'0

Two double glazed windows to rear, door to garden, range of wall and base units, breakfast bar, inset sink unit with mixer tap, integrated electric oven and gas hob and wall and floor tiling.

Bathroom

Double glazed frosted window to side, panelled bath, low-level WC, wash hand basin and wall and floor tiling.

Landing

Loft access, storage cupboard and carpet.

Bedroom One

14'3 x 11'9

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

Bedroom Two

15'0 x 11'9

Double glazed leaded light window to rear, fitted wardrobes, radiator and carpet.

Bedroom Three

12'6 x 8'8

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

Bedroom Four

11'4 x 8'7

Double glazed leaded light window to rear, fitted wardrobes, radiator and carpet.

Shower Room

Double glazed frosted window to side, shower cubicle, low-level WC, wash hand basin, wall tiling and vinyl flooring.

Rear Garden

approx 75'6 x 26'3

Artificial turf, patio area, mature plants and shrubs, side access, fencing, outside water tap and lighting.

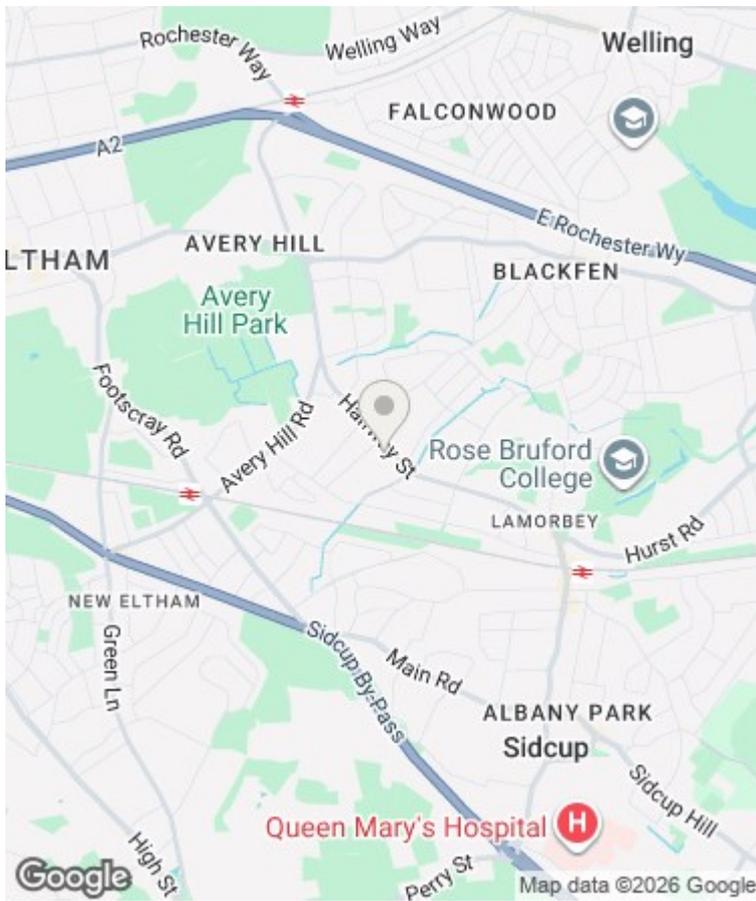
Detached Garage

16'5 x 8'2

Up and over door.

Driveway

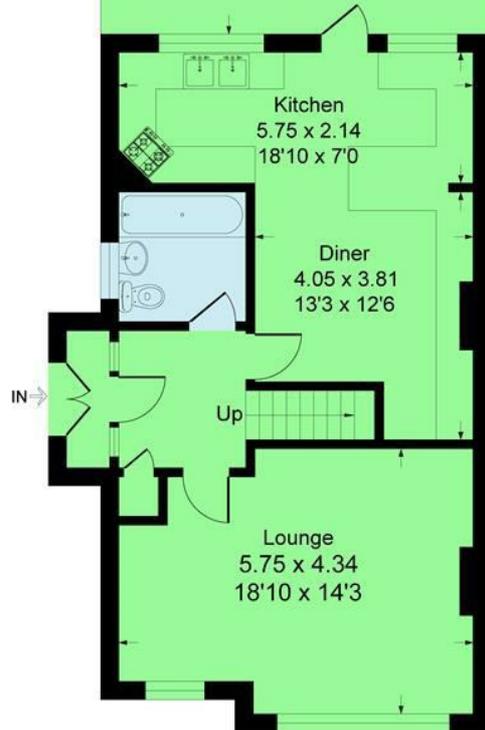
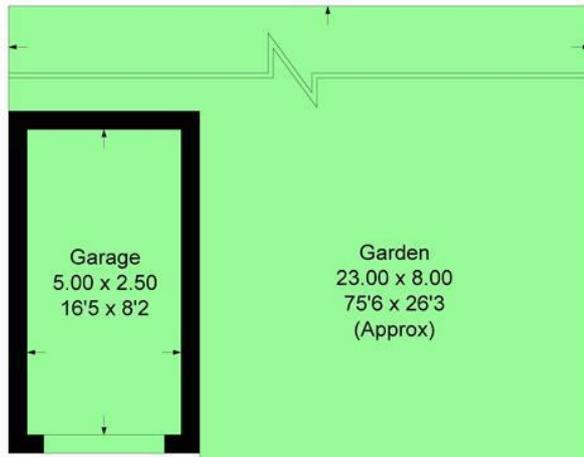
Block paved driveway to front.



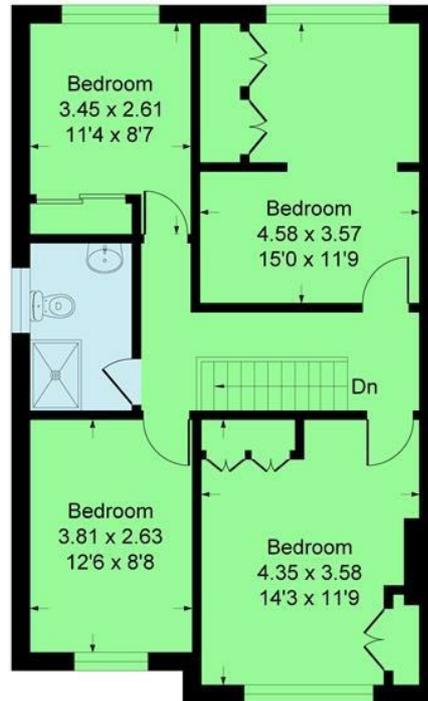
SIDCUP | 2 CENTRAL PARADE SIDCUP, KENT, DA15 7DH

Valliers Wood Road, DA15

Approximate Gross Internal Area
 129.9 sq m / 1399 sq ft
 Garage = 12.5 sq m / 135 sq ft
 Total = 142.4 sq m / 1534 sq ft



Ground Floor



First Floor



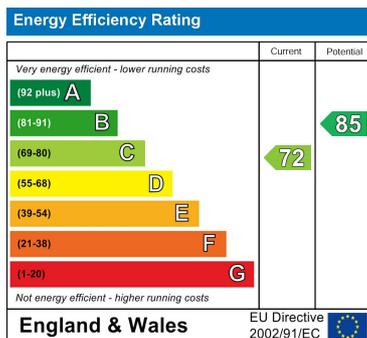
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced By Planpix



Council Tax Band

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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.