



£525,000

786 Sidcup Road, New Eltham, SE9 3NS

Chattertons

EST 1893



## 1930s semi detached house

This house is lucky number 786 and located on the main road but close by to New Eltham mainline station is this 1930s semi detached house with beautiful south facing garden. The accommodation includes 2 large receptions, 3 bedrooms, kitchen and upstairs bathroom. The rear garden seems to go on forever and has an extra hidden area at the end. Perfect for a family.



## **Semi detached house**

**House is lucky 786**

**Lovely south facing garden**

**2 receptions**

### **Entrance Porch**

#### **Entrance Hall**

Radiator, display case, laminate flooring

#### **Lounge 16' 1" x 12' 9" (4.90m x 3.88m)**

Double glazed bay window, radiator, fireplace, surround, carpet

#### **Dining Room 12' 4" x 11' 0" (3.76m x 3.35m)**

Double glazed French doors to garden, 2 double glazed windows, radiator, laminate flooring

#### **Kitchen 8' 3" x 7' 9" (2.51m x 2.36m)**

Double glazed window, double glazed door to garden, fitted wall and base units with laminated work surface, stainless steel single drainer sink unit with mixer taps, plumbing for washing machine, built in oven and gas hob with extractor hood

#### **Stairs to the first floor**

Access to loft, cupboard housing combi boiler

## **Garage with large private driveway**

**Close to New Eltham mainline station**

**Gas central heating**

**Double glazing**

#### **Bedroom 1 16' 7" x 11' 6" (5.05m x 3.50m)**

Double glazed bay window, built in wardrobes and matching dresser, radiator, carpet

#### **Bedroom 2 12' 5" x 11' 6" (3.78m x 3.50m)**

Double glazed window, built in wardrobes and matching desk, radiator, carpet

#### **Bedroom 3 8' 3" x 7' 4" (2.51m x 2.23m)**

Double glazed window, radiator, carpet

#### **Bathroom**

2 frosted double glazed window, panelled bath with mixer taps and shower above, low level wc, postal wash hand basin, radiator, laminate flooring, tiled walls

#### **Rear Garden 95' 0" x 31' 0" (28.93m x 9.44m)**

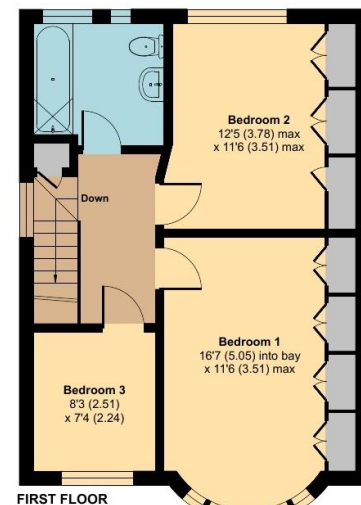
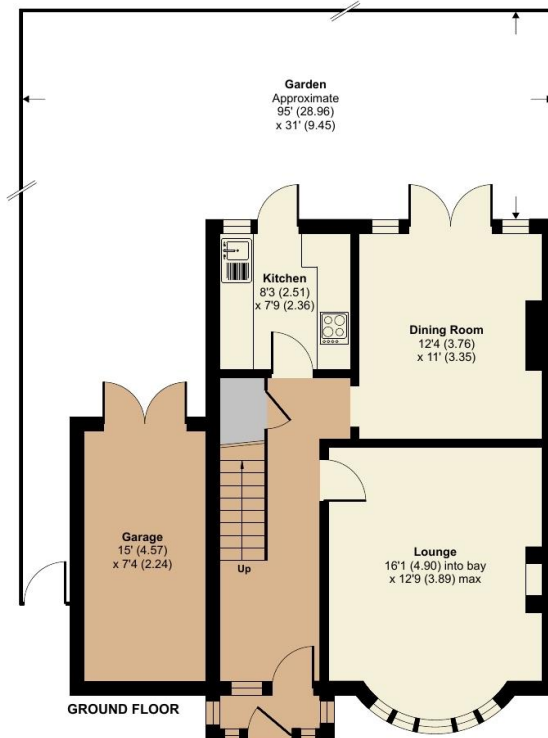
2 frosted double glazed window, panelled bath with mixer taps and shower above, low level wc, postal wash hand basin, radiator, laminate flooring, tiled walls

#### **Garage 15' 0" x 7' 4" (4.57m x 2.23m)**

With large private driveway with parking for 3 cars







## Sidcup Road, London, SE9

Approximate Area = 1083 sq ft / 100.6 sq m

Garage = 110 sq ft / 10.2 sq m

Total = 1193 sq ft / 110.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1133309

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