



Price Band £475,000 - £495,000

Lingey Close, Sidcup, Kent, DA15 8EG

**Chattertons**

Est. 1893

# 3 Bedroom Terraced House

Part of a quiet modern development 5 minutes walk from Sidcup mainline station is this spacious house which would make for a perfect first time buy.

The accommodation includes a large reception room with plenty of space for living and dining and looking out onto the garden, modern kitchen with wood block work surface, 3 good size bedrooms (2 are large doubles with wardrobes), upstairs bathroom and ground floor cloakroom.

The current owners have made many upgrades including double glazing, combi boiler with complete new heating system, new kitchen, new bathroom and new flooring throughout the house.

The garden is lovely and includes a lawned area with patio and the front provides off road parking.

The current owners work up town and have enjoyed the quick access to the station and at the same time the quietness of the development.



- Quiet development
- 5 minute walk to Sidcup station
- Deceptively spacious
- 3 good size rooms

#### Entrance Hall

Laminate flooring

#### Lounge 17' 6" x 14' 8" (5.33m x 4.47m)

Laminate flooring, sliding patio doors to the garden, radiator with display cabinet, storage cupboard

#### Kitchen 11' 5" x 8' 4" (3.48m x 2.54m)

Double glazed window, Vaillant combi boiler, wall and base units with solid wood block work surface, inset sink with 1.5 bowl and mixer taps, rangemaster oven with extractor hood, plumbing for washing machine, pull out vertical larder, integrated dishwasher, tiled walls and floor

#### Ground Floor Cloakroom

Frosted double glazed window, low level wc, wash hand basin, tiled floor, radiator

#### Stairs to the first floor

Carpet, access to loft, radiator

- Bed 1 and 2 are large doubles
- Modern kitchen and bathroom
- Off road parking
- Lovely south facing garden

#### Bedroom 1 11' 9" x 11' 3" (3.58m x 3.43m)

Double glazed window, radiator, built in wardrobe, carpet

#### Bedroom 2 12' 4" x 10' 6" (3.76m x 3.20m)

Double glazed window, radiator, built in wardrobe, carpet

#### Bedroom 3 9' 0" x 6' 11" (2.74m x 2.11m)

Double glazed window, radiator, carpet

#### Bathroom

Frosted double glazed window, shower bath with mixer taps and shower above, wash hand basin with mixer taps, low level wc, chrome heated towel rail, tiled walls and floor

#### Rear Garden

South facing, laid to lawn with patio area, shed, rear access, outdoor storage shed

#### Front Driveway

Parking to the front





## Lingey Close, Sidcup, DA15

Approximate Area = 965 sq ft / 89.6 sq m  
 Store = 14 sq ft / 1.3 sq m  
 Total = 979 sq ft / 90.9 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Chattertons Estate Agents Ltd. REF: 937602

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