



£650,000

40 Southspring, Sidcup, Kent, DA15 8EA

Chattertons

Est. 1893

5 Bed semi detached House

We are pleased to offer this IMMACULATE 1930s house which has been EXTENDED to provide VERY GENEROUS ACCOMODATION including 5 BEDROOMS, 2 BATHROOMS extended kitchen with UTILITY AREA and 2 RECEPTIONS both with FEATURE FIREPLACES.

With NEW DOUBLE GLAZED WINDOWS complimented by ICE WHITE PLANTATION STYLE SHUTTERS the décor is LIGHT and NEUTRAL.

The rear garden features a HIGH QUALITY DECKED PATIO with PERGOLA and LAWNED AREA and the front driveway provides parking for 2-3 cars. Perfectly EXTENDED HOME absolutely great for a family.



- **Extended 1930s SEMI DETACHED Residence**

- **Very generous accommodation**

- **New double glazing**

- **5 bedrooms**

- **2 bathrooms**

Entrance hall

Double glazed front entrance door, two side double glazed windows, Amtico flooring.

Lounge 13' 10" x 12' 1" (4.22m x 3.68m)

Double glazed bay window with Ice White plantation style shutters, feature fireplace with inset gas fire, double radiator, spotlights, carpet.

Dining Room 12' 7" x 10' 11" (3.84m x 3.33m)

Double glazed windows and door to garden, feature fireplace with gas fire, double radiator, Amtico flooring.

Kitchen 16' 11" x 9' 5" (5.16m x 2.87m)

Double glazed door to garden, double glazed window, wall and base units with laminate work surface, Franke stainless steel single drainer sink unit with mixer taps, integrated dishwasher, tiled walls, larder, Amtico flooring, breakfast bar.

Utility Area 8' 2" x 6' 6" (2.51m x 1.98m)

Skylight window, fitted wall and base units with laminate work surface, stainless steel single drainer sink unit with mixer taps, plumbing for washing machine, Amtico flooring, radiator, door to garage/storage.

Ground floor Cloakroom

Skylight window, low level w.c., wash hand basin, spotlights, chrome heated towel rail, tiled walls, Amtico flooring.

Stairs to first floor

Glass Balustrade, large landing area, window to side, carpet.

Bedroom 1 13' 5" x 11' 0" (4.09m x 3.35m)

Double glazed bay window with Ice White plantation style shutters, double radiator, carpet.

- **Ground floor cloakroom**

- **Utility room**

- **2 receptions with fireplaces**

- **Ice white plantation style shutters**

- **High quality decked patio**

Bedroom 2 12' 7" x 10' 11" (3.84m x 3.33m)

Double glazed bay window with Ice White plantation style shutters, double integrated wardrobes to 2 walls, double radiator, carpet.

Bedroom 5 8' 4" x 7' 10" (2.51m x 2.39m)

Double glazed bay window with Ice White plantation style shutters, radiator, Amtico flooring.

Bathroom

2 frosted double glazed windows with Ice White plantation style shutters, panelled bath with mixer taps and shower attachment, walk in shower, wash hand basin set in vanity unit, radiator, Amtico flooring.

Stairs to top floor

Glass Balustrade, double glazed window to the side, carpet.

Bedroom 3 13' 11" x 9' 3" (4.24m x 2.82m)

Two skylight windows, three eaves cupboards, carpet.

Bedroom 4 10' 7" x 10' 3" (3.22m x 3.05m)

Double glazed window with Ice White plantation style shutters, radiator, carpet, feature wall.

Adjacent Shower Room

Frosted double glazed window, walk in shower cubicle, low level w.c., wash hand basin set in vanity unit with high gloss cabinets, chrome heated towel rail, tiled walls, extractor fan.

Rear Garden

High quality decked area with pergola, laid to lawn timber built shed.

Driveway to front

With parking for 2/3 cars.





Southspring, Sidcup, DA15

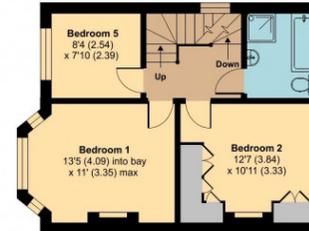
Approximate Area = 1533 sq ft / 142.4 sq m
 Limited Use Area(s) = 98 sq ft / 9.1 sq m
 Total = 1631 sq ft / 151.5 sq m

For identification only - Not to scale

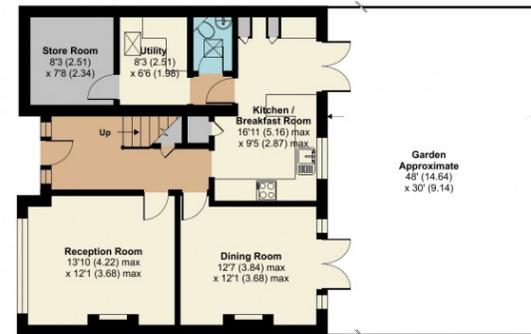
Denotes restricted head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Chattertons Estate Agents Ltd. REF: 954149

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.
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