



Offers in Excess of £400,000

Corbylands Road, Sidcup, DA15 8JQ

Chattertons
EST 1893

2 bed period house

Offers in Excess of £400,000. This is an attractive period house with bare brick exterior, which has been extended and presented in good condition. Located in a great road which whilst being quiet is literally moments from a feast of local shops and restaurants in Halfway street. The ground floor extension has really opened up the house to create a large open plan kitchen diner, the rest of the accommodation includes a separate lounge, 2 double bedrooms and modern upstairs bathroom with bath and separate shower cubicle.

The property is decorated in light neutral colours and the combi boiler is new (March 2024). Great first time buy.



Attractive period house

Bare brick exterior

Extended kitchen diner

2 double bedrooms

Modern first floor bathroom

Lounge 11' 11" x 9' 9" (3.63m x 2.97m)

Double glazed window, oak flooring, radiator

Dining Room 14' 4" x 9' 9" (4.37m x 2.97m)

Oak flooring, open plan to the kitchen

Kitchen 11' 11" x 10' 3" (3.63m x 3.12m)

Extended space, double glazed doors to the garden, fitted wall and base units with work surface, enamel sink unit with mixer taps, plumbing for dishwasher and plumbing for washing machine, built in oven and hob with extractor hood, tiled surround, cupboard housing combi boiler (new March 2024), oak flooring

Stairs to the first floor

Access to the loft, carpet

Bath and shower

Great road close to Halfway street

Lovely rear garden

New boiler (March 2024)

Great first time buy



Bedroom 1 11' 11" x 10' 0" (3.63m x 3.05m)

Double glazed window, built in wardrobes, radiator, carpet

Bedroom 2 11' 2" x 9' 1" (3.40m x 2.77m)

Double glazed window, radiator, built in wardrobe, carpet

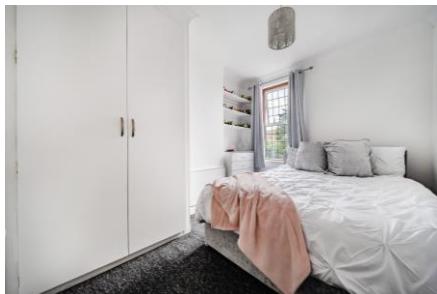
Bathroom

Double glazed window, panelled bath with mixer taps, walk in shower cubicle, wash hand basin with vanity below, low level wc, tiled walls and floor, extractor fan

Rear Garden 40' 0" x 12' 7" (12.18m x 3.83m)

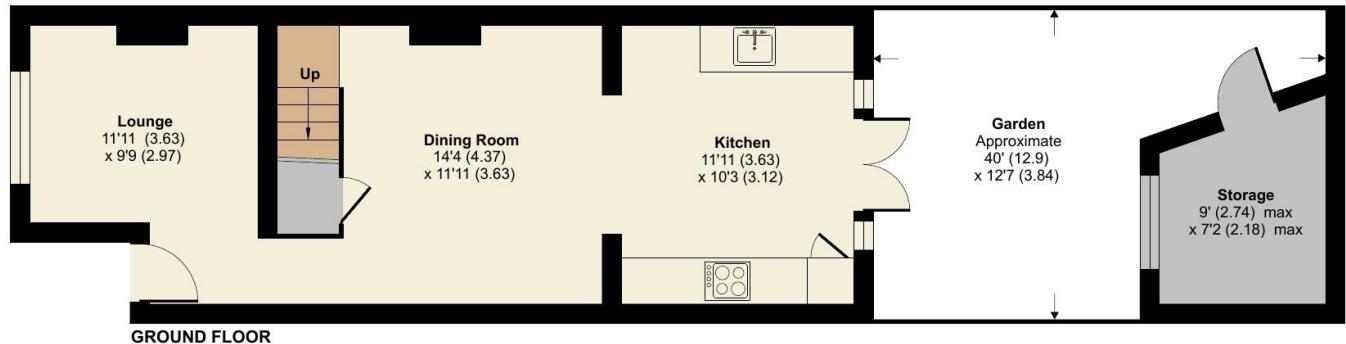
Laid to lawn with patio area





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Approximate Area = 780 sq ft / 72.4 sq m
 Outbuilding = 56 sq ft / 5.2 sq m
 Total = 836 sq ft / 77.6 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). ©nichecom 2024.
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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. Ref Code:

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