



Price Band £500,000 - £525,000
Felton Lea, Sidcup, Kent, DA14 6BA

Chattertons
Est. 1893

3 Bed semi detached House

This 1966 built semid etached house has an enviable position on this popular development backing onto open filed.

The accommodation comprises three bedrooms, bathroom/w.c, open plan lounge, kitchen, conservatory, and ground floor cloakroom.

Features are garage with own drive, pedestrian side access, gas fired central heating and double-glazed windows.

The property has so much potential for an extension to the side and the rear and whilst this would be subject to planning, many properties have done this nearby.

Chain Free!!



- Vacant possession
- Excellent potential for extension
- Ground floor cloakroom
- Backing onto open fields

- 1966 built
- Short walk to High Street
- Double length garage with own drive
- Gas fired central heating

Entrance Hall

Double glazed front entrance door.

Ground Floor Cloakroom

Double glazed window to side, w.c suite, wash hand basin.

Lounge 25' 2" x 18' 7" (7.68m x 5.66m)

Double glazed window to front, four hot water radiators, gas convector fire, double casement door to conservatory.

Kitchen 9' 6" x 8' 4" (2.90m x 2.54m)

Double glazed window to rear, wall and base units with fitted work tops, built in larder cupboard, gas boiler.

Conservatory 12' 4" x 8' 9" (3.76m x 2.67m)

Door to garden, double glazed window to rear and side.

Landing

Access to loft, double glazed flank window.

Bedroom 1 14' 6" x 10' 11" (4.42m x 3.33m)

Double glazed window to front, radiator, carpet.

Bedroom 2 12' 3" x 9' 7" (3.73m x 2.92m)

Double glazed window to rear, radiator, carpet.

Bedroom 3 11' 6" x 7' 2" (3.51m x 2.18m)

Double glazed window to front, radiator, carpet.

Bathroom

Double glazed window to rear, panelled bath with mixer taps, pumped shower, pedestal wash hand basin, close coupled w.c suite, heated towel rail, radiator.

Garage 27' 11" x 7' 6" (8.51m x 2.29m)

Up and over door, power and light.

Garden 45' 0" x 31' 0" (13.72m x 9.45m)

Laid to lawn, outside light, outside tap.

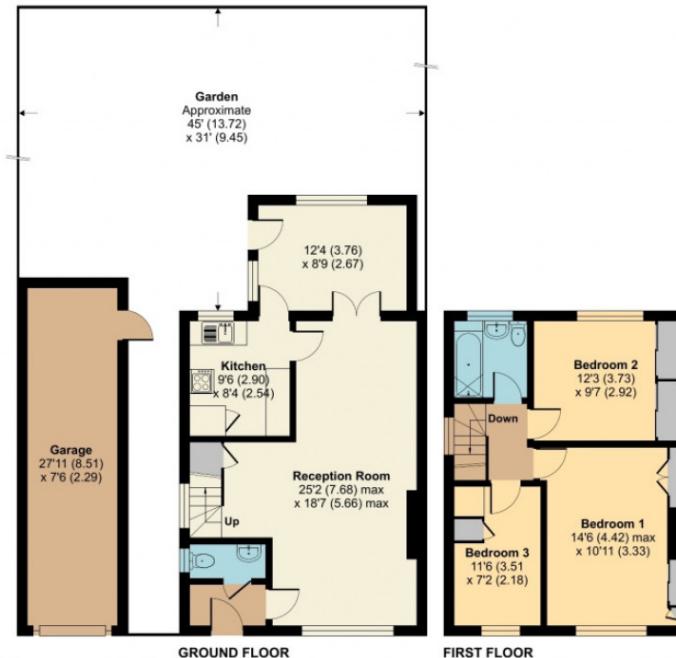




Felton Lea, Sidcup, DA14

Approximate Area = 1275 sq ft / 118.4 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ricscom 2023.

Produced for Chattertons Estate Agents Ltd. REF: 940856

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.

New Eltham,
020 8859 4000
405 Footscray Road,
New Eltham SE9 3UL
sales.neweltham@chattertons.org.uk

Chattertons
Est. 1893