

Estates

# Browne

**B**  
**E**

SALES & LETTINGS



## Sidcup Road

Mottingham SE9 3AF

*An attractive 1930's 3 bedroom semi-detached home*





## Sidcup Road

Guide Price £500,000

An attractive 1930's 3 bedroom semi-detached home ideal for the "green fingered" buyer with it's large well-manicured South West facing garden.

Although requiring modernisation the property offers evenly proportioned accommodation and has been well maintained over the years and benefits from potential for extension to the side, rear and even up, subject, of course, to the relevant planning permissions being obtainable.

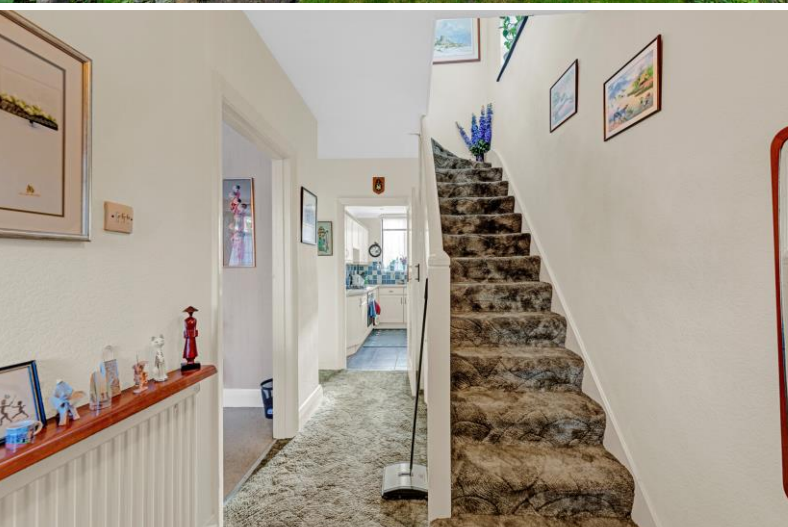
Mottingham Station, local shops and Eltham High Street are also close by.

Eltham College, St. Vincent's Catholic and Mottingham Primary School are also within 1 mile. Altogether a great family home.



- 3 Bedrooms
- 2 Separate reception rooms
- Cream kitchen
- Bathroom with separate w.c.
- Gas Central Heating

- Neutrally decorated
- Double glazed
- South West facing garden
- Parking for 2 cars
- Detached garage





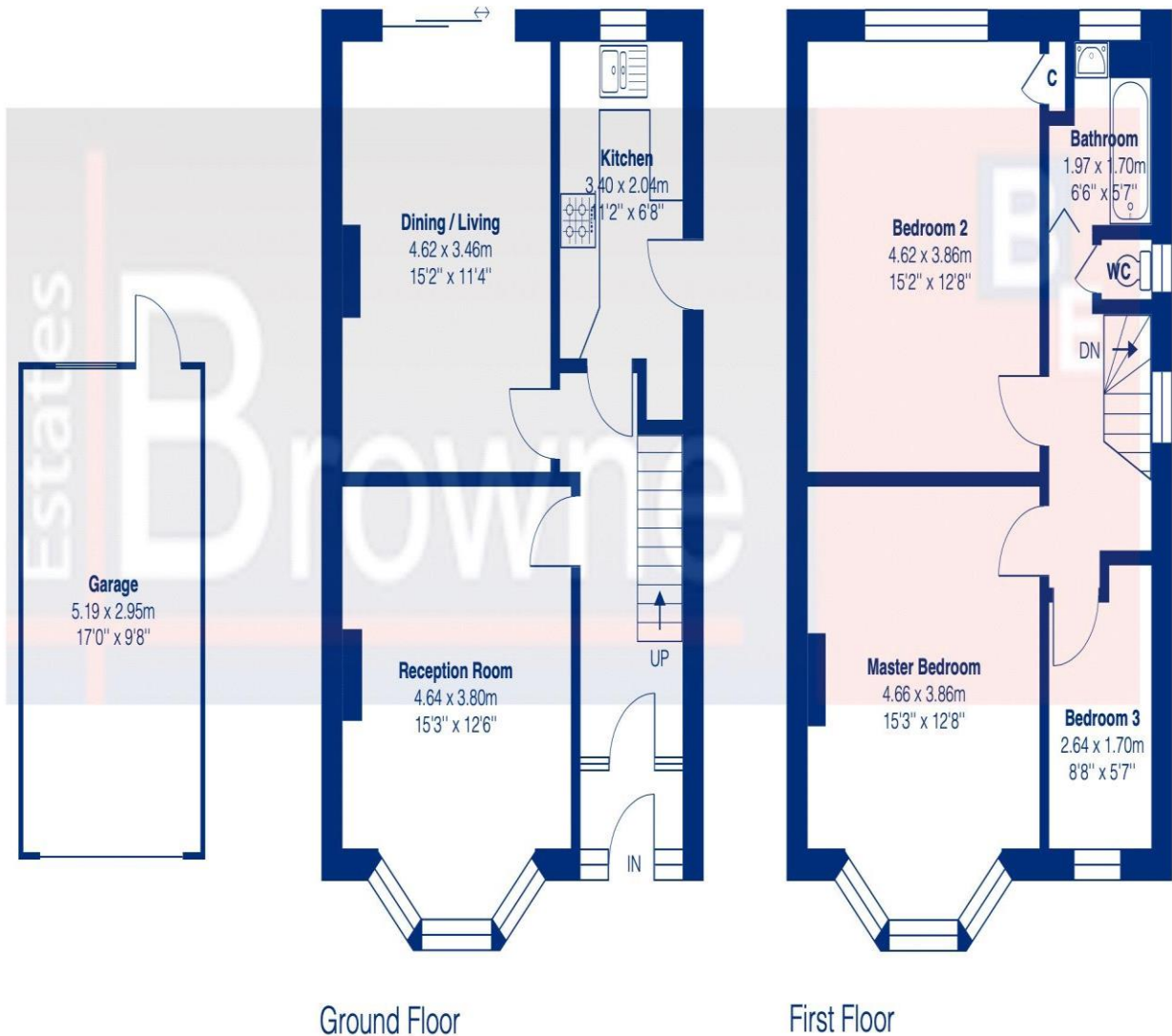




Sidcup Road SE9



Total Area: 101.5 m<sup>2</sup>... 1092 ft<sup>2</sup> (excluding garage)



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.

Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

**Disclaimer**

We have not tested any services, systems or appliances at this property. We strongly recommend that all the information which we provide is verified by yourselves on inspection, and by your Surveyor and Conveyancer.



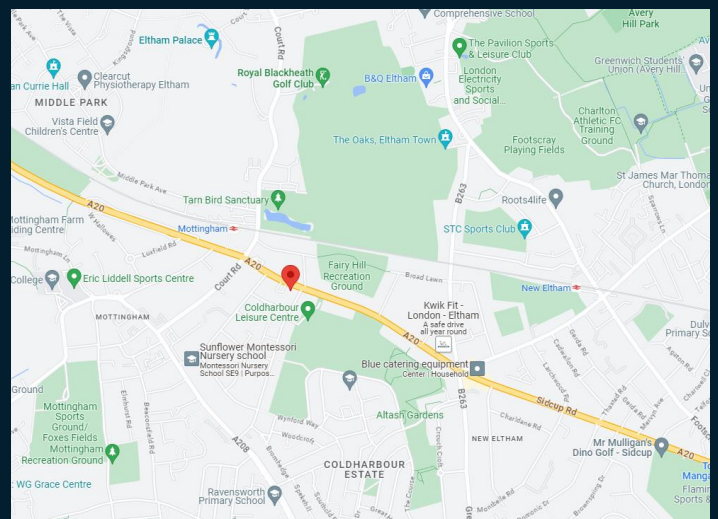
## Additional Information

**Council Tax Band: D**

**Location: MOTTINGHAM**

**Viewing: Via Browne Estates**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		55
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



197 Widmore Road, Bromley, Kent BR1 2RG

Email: [sales@browne-estates.co.uk](mailto:sales@browne-estates.co.uk)

Tel: 020 8466 9101

[www.browne-estates.co.uk](http://www.browne-estates.co.uk)