



## **7 Lamorbey Close, Sidcup, Kent, DA15 8BA**

**Price: £600,000**

**Attractive and deceptively spacious four / five bedroom end of terrace family home. Well presented throughout by the vendors, the property offers generous living accommodation set out over three levels, comprising of entrance porch, entrance hall, ground floor wc, through lounge / dining room, fitted kitchen / diner and a utility room. To the first floor there is a bathroom and three bedrooms. A further shower room and two bedrooms can be found on the 2nd floor. The property is located within a quiet road, just a short walk from popular local schools, shops, 'The Glades', Sidcup Station and all other transport links. Additional benefits to note include double glazing, gas central heating, off street parking, front and rear gardens and a garage with rear access. Viewing is highly recommended.**

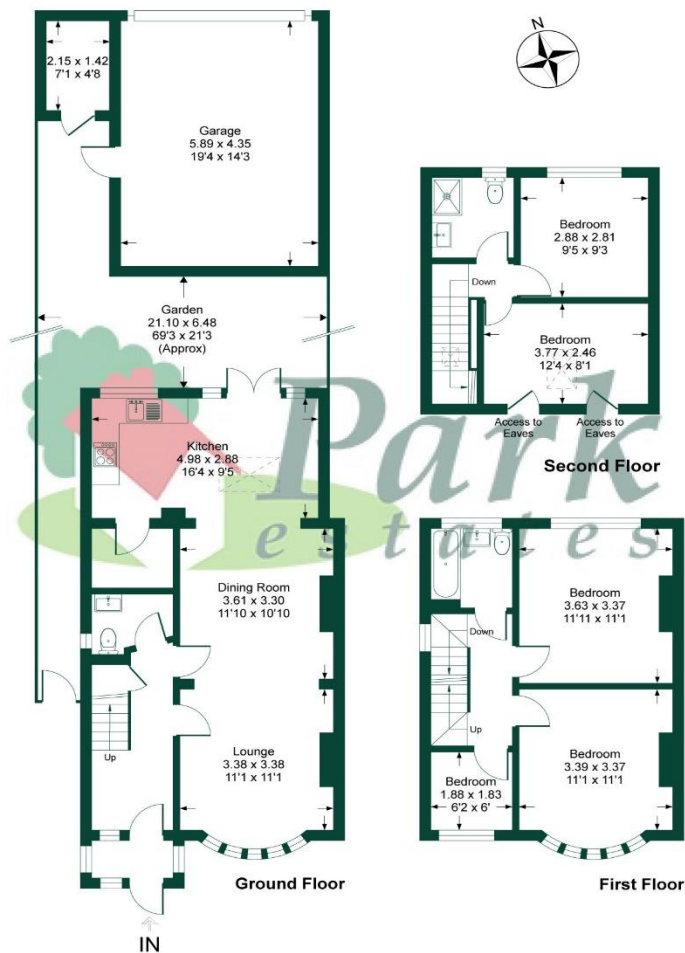
## Lamorbey Close, DA15

Approximate Gross Internal Area = 122 sq m / 1312 sq ft

Approximate Garage Internal Area = 26 sq m / 276 sq ft

Approximate Outbuilding Internal Area = 3 sq m / 32 sq ft

Approximate Total Internal Area = 151 sq m / 1620 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Produced by Planpix

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Council Tax

Band D.



