

VILLAGE ESTATES

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BUS & TRAIN LINKS INTO CENTRAL LONDON

OFF ROAD PARKING FOR 3 CARS

133FT x 24FT REAR GARDEN

CONTEMPORARY DECOR THROUGHOUT

GROUND FLOOR W.C.

GARAGE/UTILITY ROOM



359 Blackfen Road
Sidcup, DA15 9NJ

Guide Price £435,000

Offered with a complete forward chain, Village Estates are delighted to offer for sale this very well maintained extended three bedroom semi-detached house with a rear garden measuring 133ft long. The property has been extended to the rear and offers fantastic open plan living, call now for more information.

ENTRANCE PORCH: Composite door and double glazed window to front. Tiled flooring.

ENTRANCE HALL: Composite door to porch. Radiator. Under stairs storage cupboard housing gas meter. Storage cupboard housing electric consumer unit. Laminate wood flooring.

CLOAKROOM: Low level W.C. Wash hand basin with mixer tap in vanity unit. Radiator. Extractor. Downlighting. Laminate wood flooring.

RECEPTION ONE: 15' 6" x 11' 4" (4.72m x 3.45m) Double glazed bay window to front. Fireplace with log burner. Laminate wood flooring.

RECEPTION TWO: 10' 11" x 10' 10" (3.32m x 3.30m) Radiator. Laminate wood flooring. Double doors onto kitchen.

KITCHEN: 17' 4" x 16' 10" (5.28m x 5.13m) x narrowing 8'4 (2.54) Double glazed window to rear. Full range of drawer and base units with work surfaces. Ceramic sink and drainer unit with mixer tap. Built-in oven and gas hob with extractor. Integral dishwasher. Space for American fridge/freezer. Downlighting. Laminate wood flooring. Double glazed bi-folding doors to rear.

UTILITY ROOM/GARAGE: 18' 3" x 6' 7" (5.56m x 2.01m) Double doors to front and rear. Wall mounted Worcester Bosch combi boiler. Plumbed for washing machine and tumble dryer. Power and lighting. Shelving.

LANDING: Double glazed window to side. Access to loft. Storage cupboard. Carpet.

BEDROOM ONE: 13' 4" x 10' 3" (4.06m x 3.12m) Double glazed window to front. Radiator. Laminate wood flooring.

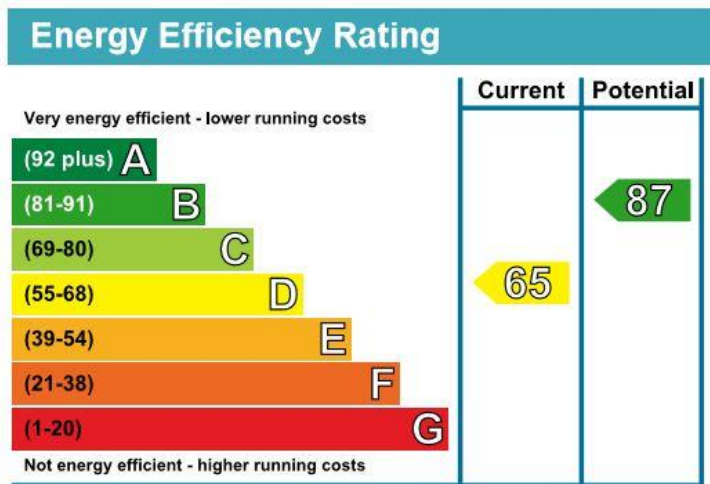
BEDROOM TWO: 11' 7" x 10' 10" (3.53m x 3.30m) Double glazed window to rear. Radiator. Laminate wood flooring.

BEDROOM THREE: 6' 10" x 6' 6" (2.08m x 1.98m) Double glazed window to front. Radiator. Downlighting. Laminate wood flooring.

BATHROOM: 7' 4" x 5' 5" (2.23m x 1.65m) Double glazed frosted window to rear. Panel bath with mixer tap and shower attachment. Low level W.C. Wash hand basin. Radiator. Vanity cupboard. Shaving point. Extractor fan. Downlighting. Vinyl flooring.

GARDEN: 133' 0" x 24' 0" (40.51m x 7.31m) Mainly laid to lawn. Paved patio area. Garden shed with large pitched roof. Fenced. Access to garage.

PARKING: Own driveway with off road parking for three cars.



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.