



Bexley Lane, Sidcup

 5  2  2

Harpers & Co



# Sidcup

## Bexley Lane

- SPACIOUS 5 BEDROOM SEMI DETACHED EXTENDED FAMILY HOME
- CHALET STYLE
- LARGE DRIVE
- 5 BEDROOMS
- 2 RECEPTION ROOMS
- LARGE KITCHEN
- BRIGHT UP STAIRS LANDING
- GAS CENTRAL HEATING THROUGHOUT
- DOUBLE GLAZING
- OPPOSITE SCHOOL

*Extended 5 bedroom semi detached family home in sought after location*

### Property Summary

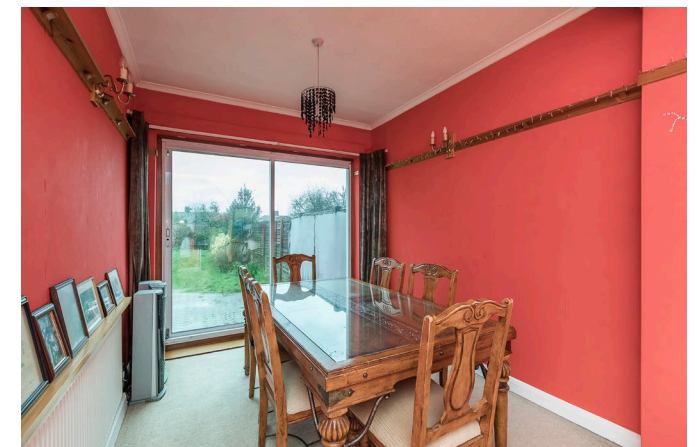
This extended 5 bedroom Chalet style semi offers ample space and has so much potential to turn into a large family home.

The ground floor currently boasts a large newly refurbished front reception room, leading to a large double and open plan dining room with patio doors to rear garden, kitchen with a single grilled door to the rear garden.. The 5th bedroom which easily accommodates a double bed is situated on the ground floor.

The first floor comprises a further 4 double bedrooms and a large family bathroom. The upstairs floor flows very well and provides excellent and ample living space that s bright and clean.

Our client informs us that she intended to refurbish the house fully, but an overboard opportunity forces early sale to this fantastic family home located in an excellent school catchment area and in close proximity to A2, M25 and Sidcup mainline train station.

Viewings highly recommended.



## Accommodation

### Entrance hall

Front door to side, pendant light to ceiling, carpet.

### Reception room 16' 1" x 12' 4" (4.90m x 3.77m)

Double glazed bay window to front, pendant light to ceiling, picture rail, skirting, radiator, carpet, multiple power points, feature fireplace (untested), wall lights.

### Dining room 23' 11" x 12' 4" (7.28m x 3.77m)

Double glazed patio doors to rear, picture rail, 2 pendant lights to ceiling, coved ceiling, skirting, radiator, carpet, multiple power points, brick built fireplace (untested)

### Kitchen 10' 3" x 9' 7" (3.13m x 2.91m)

Double glazed window to rear, UPVE double glazed frosted door to side, range of fitted wall and base units with work surfaces over, space for oven and fridge freezer, plumbed for washing machine, stainless steel sink unit with chrome mixer taps, multiple power points, vinyl flooring, radiator, part tiled and panelled walls.

### Bedroom 5 / 3rd reception 10' 4" x 7' 9" (3.15m x 2.35m)

Double glazed window to front, picture rail, pendant light to ceiling, radiator, carpet, skirting, curtain rail, built in double wardrobe, multiple power points.

### Ground floor shower room

Two double glazed frosted windows to side, vinyl flooring, low level WC, wash hand basin with drawers, shower cubicle, pendant light to ceiling, part tiled walls.

### Landing

Carpet, pendant light to ceiling, access to boarded loft with electric.

### Master bedroom 14' 0" x 11' 11" (4.27m x 3.63m)

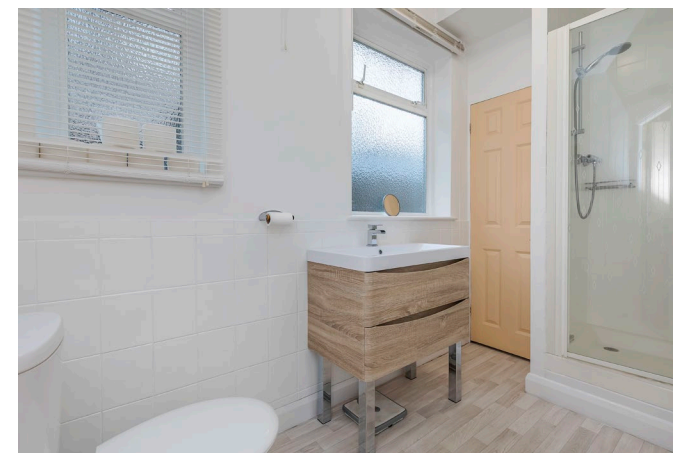
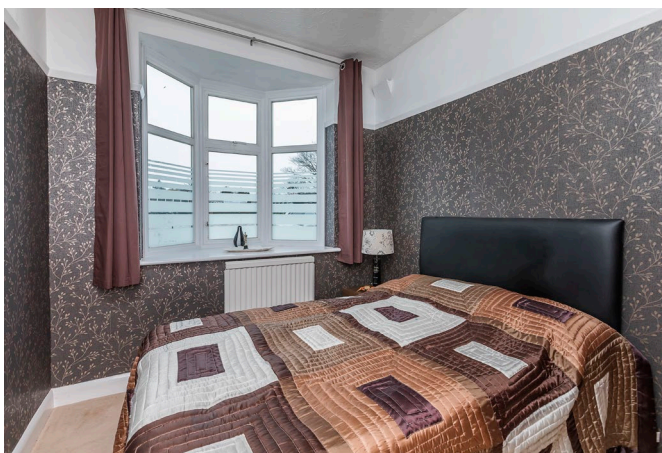
Double glazed bay window to front, picture rail, pendant light to ceiling, carpet, built in double wardrobe, radiator, multiple power point, fitted wardrobe.

### Bedroom 2 10' 11" x 10' 6" (3.32m x 3.20m)

Double glazed window to rear, pendant light to ceiling, radiator, carpet, built in double wardrobe, multiple power points.

### Bedroom 3 10' 5" x 10' 3" (3.17m x 3.13m)

Double glazed window to side, pendant light to ceiling, skirting,



radiator, carpet, multiple power points, built in double wardrobe, access to boarded loft with electric.

**Bedroom 4** 9' 11" x 9' 0" (3.03m x 2.74m)

Double glazed window to front, pendant light to ceiling, carpet, radiator, multiple power points, built in single wardrobe.

**Bathroom**

Frosted double glazed window to side, vinyl flooring, low level WC, pedestal wash hand basin, panelled bath with chrome shower attachment, radiator, light to ceiling, part tiled walls.

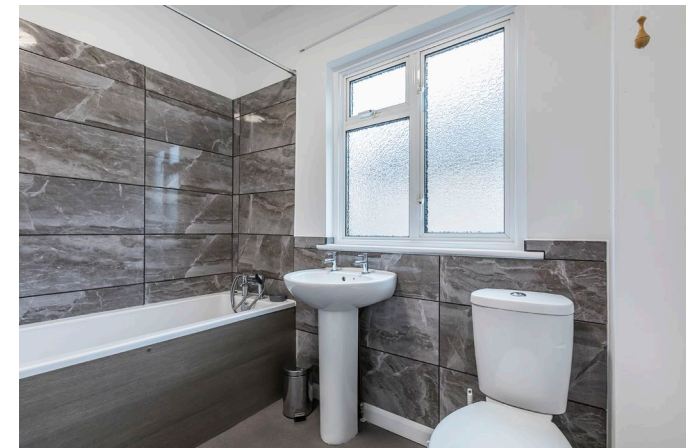
**Rear Garden** 31' 2" x 91' 10" (9.50m x 28.00m)

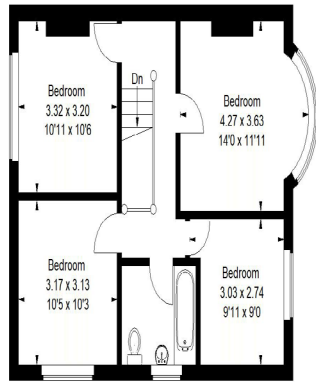
Patio area, mainly laid to lawn with mature tree and shrub borders, greenhouse, gated access to driveway to front.

**Garage**

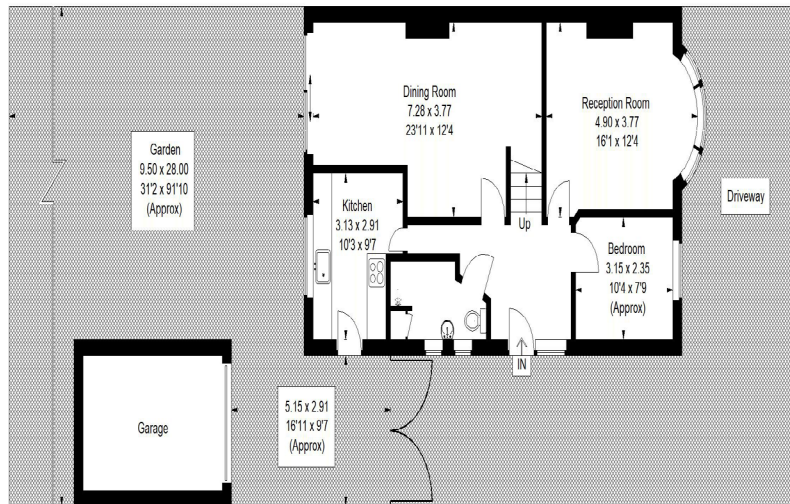
**Driveway**

Block paved driveway for several vehicles, small lawn area with mature shrubs, gated access to rear garden and garage.





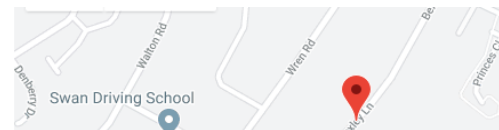
First Floor



Ground Floor

Approximate Gross Internal Area  
 Ground Floor (Excluding Garage) = 73.3 sq m / 789 sq ft  
 First Floor = 68.2 sq m / 626 sq ft  
 Total = 131.5 sq m / 1415 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			71

EU Directive 2002/91/EC

**Bexley / Bexleyheath Department**  
 8 Bexley High Street  
 Bexley  
 DA5 1AD  
 T: 01322 524425  
 E: info@harpersandco.com

**Associate Park Lane**  
 121 Park Lane  
 Mayfair  
 W1K 7AG  
 T: 0207 409 4693  
 E: info@harpersandco.com

harpersandco.com

Harpers & Co

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. 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. The mention of any appliances and services within these details does not imply that they are in full and efficient working order or that they will remain within the property.