

Offers in Region of £515,000  
**Craybrooke Road, Sidcup, Kent, DA14  
4HL**



Two bedroom detached bungalow situated in an highly sought after road which is extremely convenient for Sidcup High Street including Waitrose which is less than a minutes walk away.

This one off property offers enormous potential to extend and redevelop or could be ideal for someone looking to downsize into a smaller property a level walk to shops and transport facilities.

The accommodation comprises, entrance porch, hallway, lounge/diner, kitchen/breakfast room, conservatory, two bedrooms and a shower room.

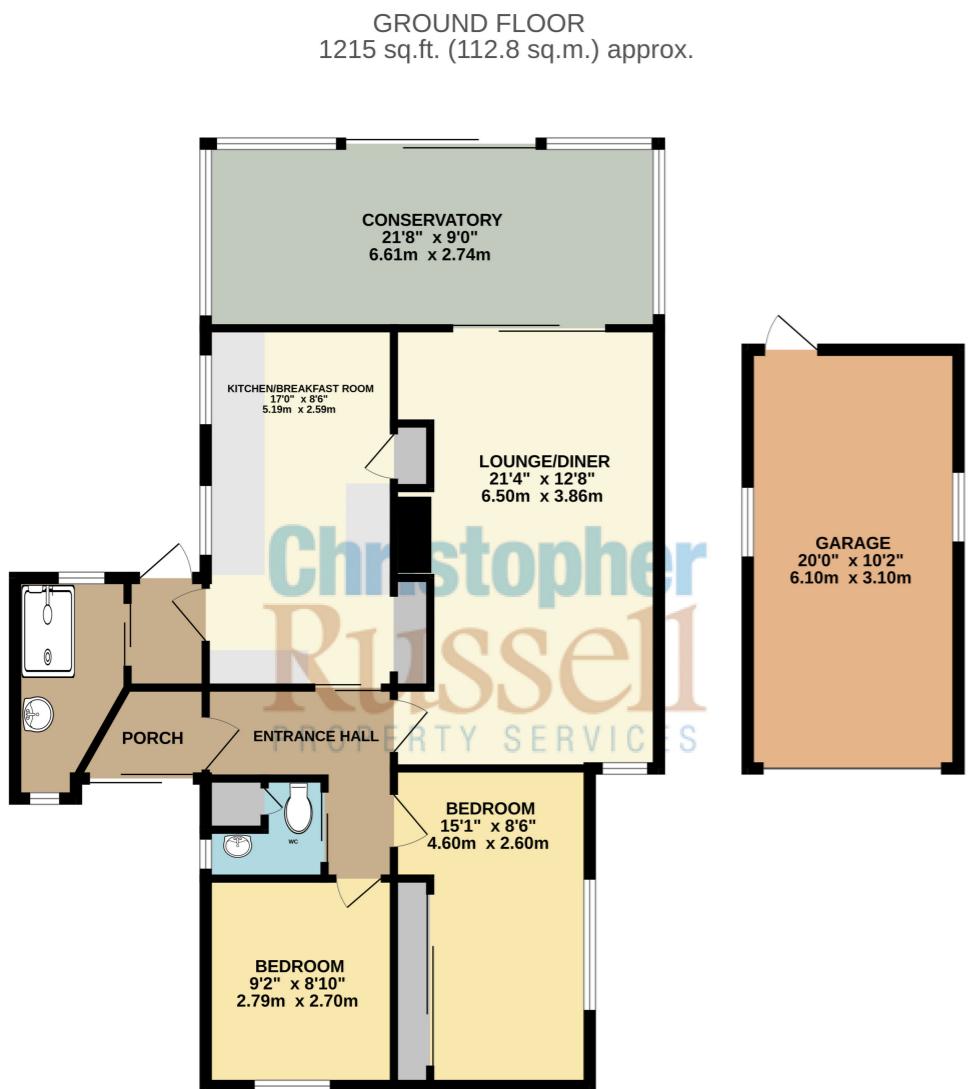
The property features a modern fitted kitchen and shower room which as been renovated to provide a walk in shower. There is gas central heating and double glazing.

There is ample off street parking on a good sized driveway and access to a detached garage.

The level rear garden that extends approximately 80ft features a patio and lawn.

Council Tax Band E.

Agents Note: Material Information is available online as brochure 2 below.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		59
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			