



Guide Price £700,000 Freehold



Crombie Road, Sidcup, Kent DA15 8AT



PROPERTY DESCRIPTION

GUIDE PRICE £700,000 - £725,000 • RE/MAX SELECT are delighted to offer for sale this immaculate extended chalet-style semi-detached house, close to schools, amenities, and transport links.

This stunning property comprises 4/5 bedrooms, living room, dining room, modern fitted kitchen, upstairs family bathroom, ground floor utility/shower room, and downstairs bedroom/study. Further benefits include double glazing with shutters; gas central heating, off street parking, detached garage, 55ft (approx) rear garden; summerhouse/bar with electrical power and internet connection.

Total Internal Area approx: 1,570.56 sq ft (145.91 sq m) EPC D62





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Solid wood flooring, radiator, double glazed windows, carpeted stairs leading to first floor.

Living Room

4.46m x 3.60m (15' 11" x 11' 10") Solid wood flooring, radiator; inset remote-controlled gas fire; double glazed windows with shutters.

Dining Room

4.39m x 3.75m (14' 5" x 12' 4") Solid wood flooring, radiator, understairs storage cupboard; opening leading to kitchen.

Kitchen

5.78m x 2.21m (19' 0" x 7' 3") Tiled flooring; range of wall and base units with complementary wood worktops and glass splashback; fitted gas hob with integrated extractor hood; integrated oven/grill, integrated microwave, dishwasher; stainless steel sink and drainer unit with mixer tap; skylight; double glazed windows with shutters; double glazed door with shutters leading to rear garden.

Shower / Utility Room

2.28m x 2.15m (7' 10" x 7' 1") Tiled flooring; range of wall and base units with complementary wood worktops; large shower enclosure with rainfall attachment; round countertop wash-hand basin with mixer tap; w/c; heated towel-rail, space and connections for washing machine; space and connections for dryer; double glazed frosted windows with shutters.

Bedroom / Study

2.80m x 2.30m (9' 2" x 7' 7") Solid wood flooring, radiator; double glazed windows with shutters.

First Floor

Landing

Carpeted, glass balustrades; access to insulated loft.

Bedroom

4.64m x 3.94m (15' 3" x 12' 11") Carpeted, radiator, built-in wardrobes; wall-mounted remote-controlled air conditioning; double glazed windows with shutters.

Bedroom

3.94m x 2.50m (12' 11" x 8' 2") Carpeted, radiator; wall-mounted remote-controlled air conditioning; double glazed windows with shutters.

Bedroom

4.16m x 3.66m (13' 8" x 12' 0") Carpeted, radiator; wall-mounted remote-controlled air conditioning; double glazed windows with shutters.

Bedroom

3.23m x 2.20m (10' 7" x 7' 3") Carpeted, radiator; double glazed windows with shutters.

Family Bathroom

Tiled flooring, tiled walls; panelled bath with shower-mixer; large shower enclosure with rainfall attachment; wall-hung vanity unit with wash-hand basin; w/c; heated towel-rail, extractor fan, double glazed frosted window.

External

Front Driveway

Off street parking; side access leading to garage.

Rear Garden

Approximately 55ft; paved area, decking, artificial lawn; access to garage; access to summerhouse/bar.

Summerhouse / Bar

5.90m x 2.26m (19' 4" x 7' 5") Vinyl flooring; electrical power and lighting; internet connection, windows.

Garage

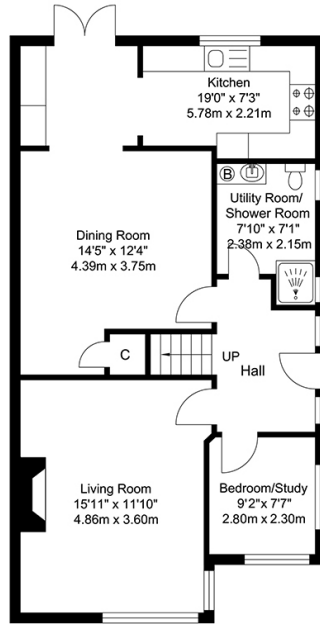
5.28m x 2.72m (17' 4" x 8' 11") Electrical power and lighting; up-and-over door.

Information

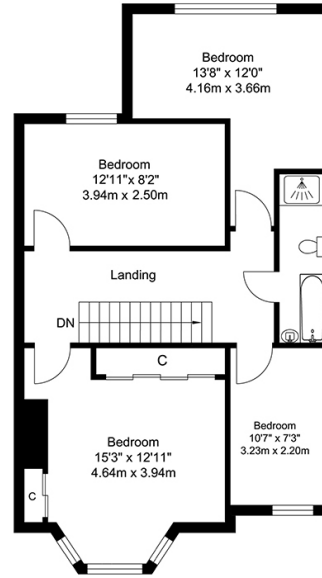
- Close to sought-after schools incl 4 grammar schools

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

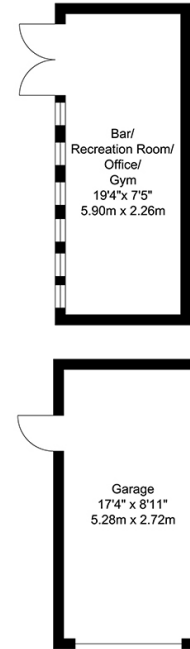
FLOORPLAN



Ground Floor
Approximate Floor Area
676.08 SQ.FT.
(62.81 SQ.M.)



First Floor
Approximate Floor Area
596.42 SQ.FT.
(55.41 SQ.M.)



Outbuildings
Approximate Floor Area
298.05 SQ.FT.
(27.69 SQ.M.)

TOTAL APPROX FLOOR AREA 1570.56 SQ. FT / 145.91 SQ. M
For Identification Purposes Only.

