



Asking Price £585,000 Freehold



Betterton Drive, Sidcup



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this immaculate extended semi-detached house on a sought-after residential road, close to transport links including Albany Park station, schools, and amenities including the Five Arches Bridge and Footscray Meadows. This spacious property, extended and refurbished to a very high standard, comprises 3/4 bedrooms, extended fitted kitchen/breakfast room, large living room/dining room, upstairs family bathroom, and en-suite shower room.

Further benefits include utility room, off-street parking for 4 cars, double glazing, gas central heating, and approximately 65ft rear garden. CHAIN FREE!

Total Internal Area approx: 1,164.65 sq ft (108.20 sq m). EPC Rating D68

FEATURES





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Wood-effect flooring, understairs cupboards.

Living Room / Dining Room

6.14m x 3.34m (20' 2" x 10' 11") Wood-effect flooring, ceiling coving, 2 vertical radiators, double glazed french doors.

Kitchen / Breakfast Room

4.48m x 3.00m (14' 8" x 9' 10") Wood-effect flooring; range of soft-closing wall and base units with quartz worktops and splashback; sink and drainer unit with InSinkErator waste disposal unit; fitted wine fridge, fitted induction hob, designer extractor hood, integrated fridge, integrated freezer, integrated dishwasher, radiator, double glazed french doors.

Office / Bedroom

3.02m x 2.58m (9' 11" x 8' 6") Carpeted, ceiling coving, radiator, double glazed windows.

Utility Room

1.85m x 1.62m (6' 1" x 5' 4") Tiled flooring, tiled walls, wood worktops, radiator, double glazed windows; space and connections for washing machine; space and connections for fridge.

First Floor

Landing

Carpeted, ceiling coving, double glazed windows; access to loft

Bedroom

4.24m x 3.02m (13' 11" x 9' 11") Laminate flooring, ceiling coving, radiator, double glazed windows.

En-Suite Shower Room

2.13m x 1.75m (7' 0" x 5' 9") Tiled flooring, tiled walls; countertop wash-hand basin with vanity cupboard; w/c; shower cubicle with rainhead and handheld attachments; heated towel-rail, extractor fan, double glazed windows.

Bedroom

3.28m x 3.02m (10' 9" x 9' 11") Laminate flooring, ceiling coving, radiator, double glazed windows.

Bedroom

3.26m x 3.00m (10' 8" x 9' 10") Laminate flooring, ceiling coving, radiator, double glazed windows, fitted wardrobe.

Bathroom

1.93m x 1.73m (6' 4" x 5' 8") Tiled flooring, tiled walls, w/c, wash-hand basin; bath with mixer taps and thermostatic shower over; extractor fan, double glazed windows.

External

Front Driveway

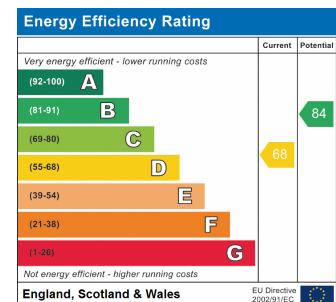
Off street parking for 4 cars.

Rear Garden

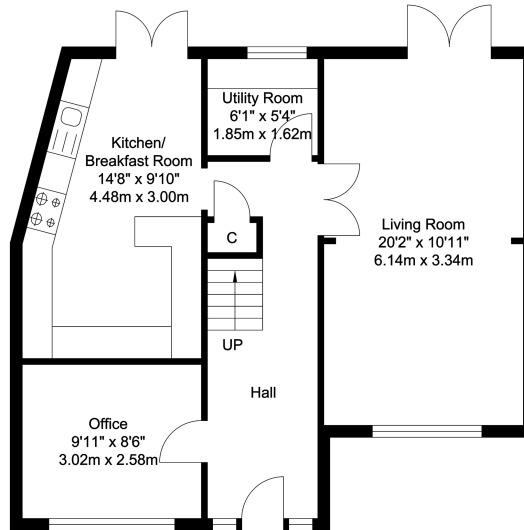
Approximately 65ft; decking, patio, water feature, outdoor powerpoint, outdoor lighting, outdoor tap; shed.

Information:

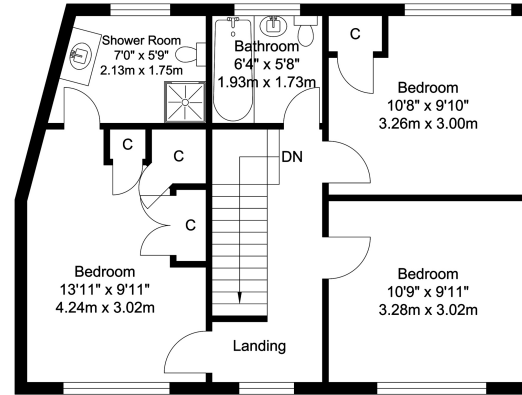
- Council Tax: Band D



FLOORPLAN



Ground Floor
Approximate Floor Area
623.87 SQ.FT.
(57.96 SQ.M.)



First Floor
Approximate Floor Area
540.77 SQ.FT.
(50.24 SQ.M.)

TOTAL APPROX FLOOR AREA 1164.65 SQ.FT. (108.20 SQ. M.)
For Identification Purposes Only.

