



Guide Price £475,000
Brookend Road, Sidcup, Kent, DA15
8BE

Christopher
Russell
PROPERTY SERVICES



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Guide Price £475,000 to £500,000.

Beautifully presented extended three bedroom house situated in a popular location within easy reach of Sidcup and New Eltham train stations and Days Lane and Dulverton Primary Schools.

Presented in very good decorative condition the property offers great potential and planning has been decided for a large ground floor extension.

Plans are attached in the photos and the application can be seen on The Bexley Council Planning Portal or by copying this link into your URL.

<https://pa.bexley.gov.uk/online-applications/applicationDetails.do?keyVal=SXR4OPBEM0L00&activeTab=summary>

There is also potential to extend into the loft space.

The current accommodation on the ground floor comprises; entrance hall, open planned through lounge/diner which leads into a spacious kitchen with a separate utility room off that.

On the first floor there are three bedrooms and a family bathroom. The property features a modern fitted kitchen and bathroom, gas central heating and double glazing.

Outside there is off street parking for potentially two cars on the front driveway and a South to South East facing rear garden extending approximately 80ft.

Council Tax Band D



TOTAL FLOOR AREA : 871 sq.ft. (80.9 sq.m.) approx.

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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+) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		