



Guide Price £515,000

Longmead Drive, Sidcup, Kent, DA14 4NY

Christopher Russell
PROPERTY SERVICES



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Guide Price £515,000 to £535,000.

This is an ideal family home in a prime location benefitting from being near a station, near the beautiful Footscray meadows, and a short walk to the fantastic primary school Royal Park Academy.

This extended three bedroom semi detached house with three reception rooms is just a short 5 minute walk to Albany Park train station with the added benefit of a back entrance for residents. It is also a short 5 minute walk from the stunning Footscray Meadows and the Five Arches. The meadows is a hidden gem of 97 hectares of woodland forest, riverside walking paths, and a children's playground. A short walk through the meadows takes you to the newly renovated Penelope's Farm Shop and Restaurant and Crazy Club Soft Play as well as The George Pub a few minutes further. In the other direction, you can walk to the sought-after Bexley village in just 15 minutes and benefit from its numerous cafes, restaurants, shops, and new yoga studio.

Within easy reach of Chislehurst and Sidcup Grammar and Royal Park Primary Schools (which benefits from its own swimming pool and forest school backing onto the meadows), this extremely well presented family home is offered in excellent decorative condition and features extended ground floor accommodation that now comprises an entrance hall with under stairs storage, a light and open lounge with a bay window with views of the meadows, a family room, extended dining room and kitchen on the ground floor with three bedrooms (two doubles and one single) and a large, modern family bathroom on the first floor complete with newly installed taps and a 2 year old boiler. From the main bedroom and third bedroom the property features fantastic views overlooking Foots Cray Meadows and beyond. The owners recently paved a grey slabbed front porch, which is the perfect place to have a morning cup of tea and watch the sunrise.

The property features double glazing, gas central heating, modern fitted kitchen and modern bathroom suite.

There is ample off street parking in the front driveway for two cars and a large private rear garden that is tiered with a large decked area and lawn backing onto the woods. As the garden is tiered, it has the added bonus of getting loads of sun for the majority of the day. A perfect garden for hosting with its extremely large deck. As the house is lifted up and away from the street it benefits from added privacy and security.

GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.

1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1033 sq.ft. (96.0 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		
(69-80)	C		73
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

EU Directive 2002/91/EC