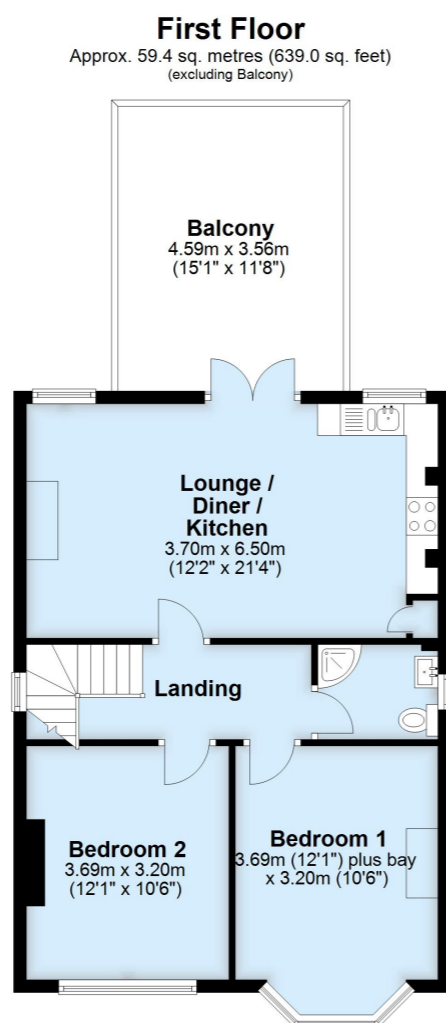
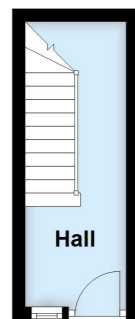


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		66	78
		EU Directive 2002/91/EC	



Ground Floor
Approx. 7.2 sq. metres (77.4 sq. feet)



Total area: approx. 66.6 sq. metres (716.4 sq. feet)

This plan is for general layout guidance and may not be to scale. Plan produced using PlanUp.



Viewing by appointment with our Petts Wood Office - 01689 606666

36a Bedford Road, Sidcup, Kent, DA15 7JP
Guide Price £390,000 Leasehold

- Silsoe Villa Circa 1896
- Bright Spacious Interior
- Period Conversion Flat
- Own Entrance & Hall
- Two Double Bedrooms
- Generous Hall Landing
- Social Living Space
- Private Roof Terrace

Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
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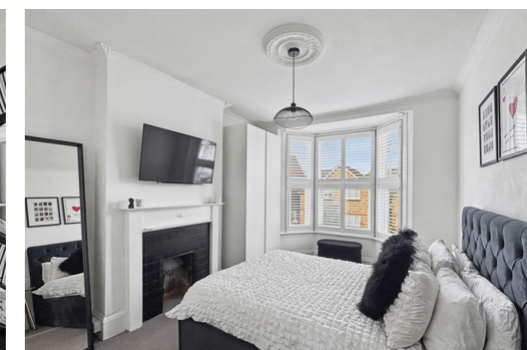
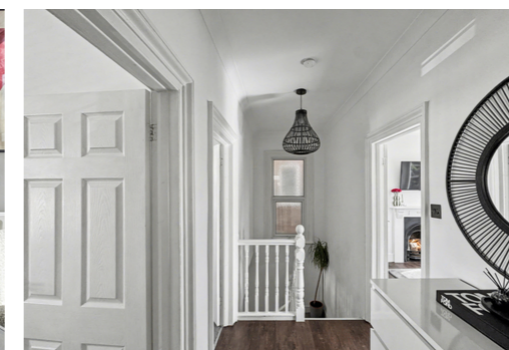


36a Bedford Road, Sidcup, Kent, DA15 7JP

Silsoe Villa Circa 1886. This impressive period flat covers the first floor level of this beautiful late Victorian built detached villa, occupying a quiet aspect located equidistant between two mainline stations (New Eltham and Sidcup), plus nearby bus routes. The property features its own character front entrance and pathway, ground floor hallway with private staircase leading to the bright and airy first floor accommodation. Here you will note high ceilings, large double glazed windows and a sense of the Victorian era with a contemporary influence. There are two double bedrooms to front aspect, a delightful social living space combining the lounge/TV area and a dining kitchen, plus French doors leading to the private roof terrace, measuring approx. 4.6m x 3.6m, ideal for alfresco dining and entertaining. There is a modern shower room off the generous hall landing. Features include high ceilings, window plantation shutters to front elevation, immaculately presented interior, contemporary flooring and lighting, integrated kitchen appliances, loft ladder leading to private storage space and combination boiler, and period style feature fireplace surrounds. Truly a property to view inside to get a feel for the space on offer. Perfect for a first home, or investment property. Exclusive to PROCTORS.

Location

From New Eltham Station, bear right into Footscray Road and head towards Sidcup. Turn left into Longlands Road and Bedford Road is on the right.



Ground Floor

Entrance Porch

Open Porch. Traditional tiled path.

Entrance Hall

Panelled entrance door, radiator, under stairs meter cupboard, area for coats and console table, staircase to first floor with classic balustrades.

First Floor

Hall Landing

Double glazed window to side (half landing), access to loft (via ladder leading to the combination boiler)

Social Living Space

6.50m x 3.70m (21' 4" x 12' 2")

Lounge Area

Double glazed French doors to private roof terrace, period style fire place surround with cast iron insert (decorative), alcove book displays, radiator, open plan to dining kitchen.

Dining Kitchen/Breakfasting Area

Double glazed window to rear, range of matt white wall and base cabinetry, built-in electric oven, gas hob unit set in worktop, decorative exposed brickwork to chimney breast, tiled insert, one and a half bowl sink unit, integrated fridge and freezer, integrated washing machine, recessed ceiling lights.

Bedroom One

3.69m x 3.20m (12' 1" x 10' 6") (plus bay) Double glazed bay window to front with plantation shutters, decorative fire place surround with tiled insert, radiator, fitted double wardrobe, cable point.

Bedroom Two

3.69m x 3.20m (12' 1" x 10' 6") Double glazed window to front, plantation shutters, decorative fire place surround, fitted double wardrobe, radiator.

Shower Room

Double glazed window to side, corner shower with built-in controls, wall mounted vanity unit, WC, chrome heated towel rail, ceramic tiled floor, recessed ceiling lights, extractor.

Outside

Roof Terrace

4.59m x 3.6m (15' 1" x 11' 10") Trellis balustrading, decked composite flooring, outside light.

Additional Information

Council Tax

Local Authority : Bexley
Council Tax Band : C

Tenure

Leasehold: 125 years from 2020
Ground Rent: TBA

