



Guide Price £465,000

**Northcote Road, Sidcup, Kent, DA14
6PW**

**Christopher
Russell**
PROPERTY SERVICES



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Guide Price £465,000 to £485,000.

A beautiful two double bedroom period home situated in a popular residential road approximately one mile from Sidcup and New Eltham train stations, and within close proximity to Dulverton and Longlands Primary Schools.

An ideal first-time purchase, the property is presented in excellent decorative condition and retains many attractive original period features, including coved ceilings, architraves and feature fireplaces.

Modernised to a good standard, the home benefits from a modern fitted kitchen, a stylish bathroom suite in keeping with the property's period character, gas central heating and double glazing, and window shutters where fitted.

The accommodation comprises an entrance hallway, lounge, dining room leading through to a spacious kitchen on the ground floor.

The first-floor landing provides access to two well-proportioned double bedrooms and a generously sized feature bathroom.

Externally, there is a west-facing rear garden featuring an Indian sandstone patio leading onto a lawned area.

Council Tax Band D.

Agents Note: Material Information is available online as brochure 2 below.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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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