



Guide Price £450,000
Woodside Road, Sidcup, Kent, DA15 7JG

Christopher Russell
PROPERTY SERVICES



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Guide Price From £450,000 to £465,000

A stunning, beautifully presented extended and remodelled two double bedroom period house situated in an exceptionally good location ideal for Sidcup train station, Longlands and Dulverton Primary Schools and local shopping facilities.

This recently modernised home has been subject to a lot of modernisation and restoration including the front brickwork being restored and cleaned to create a beautiful aesthetic appearance with a lot of kerb appeal.

'Woodside Cottages' comprises on the ground floor a spacious open planned though lounge/diner with a recently installed dual fuel stove in the lounge area. The kitchen/breakfast room is semi open planned from the through lounge and there is a separate cloakroom combined utility room accessed off the kitchen.

On the first floor are two double bedrooms and a feature sized bathroom off the landing which features access to a good sized loft space via a larger than average loft access with a pull down ladder.

Features include; recently installed sash style double glazed windows to the front with window shutters, recently installed kitchen with granite worksurfaces and breakfast bar, luxury bathroom suite with walk in shower enclosure and deep bath with bath filler, insulated loft space, gas central heating with some columned radiators, stripped exposed floorboards and new flooring elsewhere.

Outside the rear garden features a decked patio and lawn with storage shed at rear with a log store.

There is a small driveway at the front with a dropped kerb that would ideally suit a smart car.

Council Tax Band D.



TOTAL FLOOR AREA : 868 sq.ft. (80.6 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	86
(81-91)	B	
(69-80)	C	70
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC