



£400,000 Freehold



Lime Grove, Sidcup, Kent DA15 8PH



PROPERTY DESCRIPTION

GUIDE PRICE £400,000 - £425,000 • RE/MAX SELECT are delighted to offer for sale this immaculate terraced house close to amenities, schools, and transportation links. This property comprises 2 double bedrooms, upstairs family bathroom, large through-lounge, modern fitted kitchen, and approximately 45ft garden. Further benefits include off street parking, double glazing, and gas central heating. COMPLETE CHAIN.

Total Internal Area approx: sq ft (sq m). EPC Rating C72





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Wood-effect flooring; carpeted stairs leading to first floor.

Through Lounge

6.92m x 3.95m (22' 8" x 13' 0") Wood-effect flooring, radiators, understairs storage cupboard; double glazed bay windows to front; opening leading to kitchen.

Kitchen

3.54m x 2.78m (11' 7" x 9' 1") Wood-effect flooring; range of soft-closing wall and base units with complementary worktops and tiled splashback; stainless steel sink and drainer with mixer tap; gas hob with stainless steel extractor hood over; built-in oven, integrated washing machine, integrated fridge/freezer, double glazed windows; double glazed doors leading to rear garden.

First Floor

Landing

Carpeted; loft access.

Bedroom

4.28m x 3.95m (14' 1" x 13' 0") Carpeted, radiator; double glazed bay windows to front.

Bedroom

2.74m x 2.12m (9' 0" x 6' 11") Carpeted, radiator; double glazed windows to front.

Shower Room

Tiled flooring, tiled walls; large shower enclosure with thermostatic rainfall attachment; vanity unit with wash-hand basin; w/c, heated towel-rail, double glazed frosted windows.

External

Front Driveway

Off street parking.

Rear Garden

Approximately 45ft garden; decking, lawn, outdoor tap; access to summerhouse.

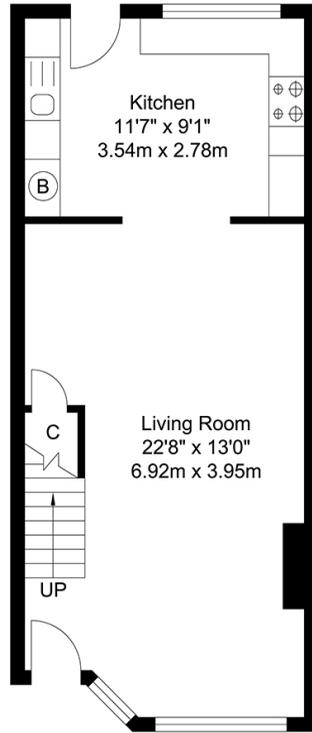
Summerhouse

Electrical power.

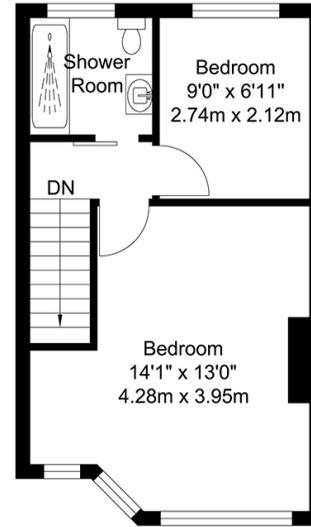
Information

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 1.1 miles (approx) to Sidcup Station
- 1.1 miles (approx) to Falconwood Station
- 1.4 miles (approx) to New Eltham Station
- 0.6 miles (approx) to Danson Park & Lake
- Council Tax Band: D

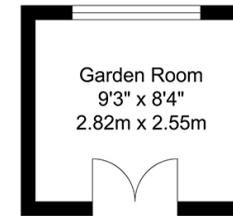
FLOORPLAN



Ground Floor
Approximate Floor Area
407.62 SQ.FT.
(37.87 SQ.M.)



First Floor
Approximate Floor Area
285.13 SQ.FT.
(26.49 SQ.M.)



Garden Room
Approximate Floor Area
77.39 SQ.FT.
(7.19 SQ.M.)

TOTAL APPROX FLOOR AREA 770.15 SQ. FT / 71.55 SQ. M
For Identification Purposes Only.

