



Drewery
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Neville Close

Sidcup, DA15 7HF

A deceptively spacious 2 bedroom terrace house that sits in such a popular close located just off of Christchurch Road. A perfect first house or for someone downsizing as it features 2 double bedrooms, private rear garden and offers just a short walk to the local high street, sought after schools as well as some great transport links. *chain free*

Main Features

- Spacious 2 bedroom terraced house
- Popular close just off Christchurch Road
- Chain Free
- Ideal first purchase or downsizing opportunity
- Private rear garden
- Short walk to Sidcup High Street

FULL DESCRIPTION

Offered for sale is this highly sought after 2 bedroom terrace house that sits in a popular close just off of Christchurch Road. This deceptively spacious 2 bedroom house offers 2 double bedrooms, a private garden and sits just a short walk from Sidcup High Street, local schools as well as giving access to Sidcup train station.

The house briefly comprises of: Entrance hall, rear lounge is a good size with doors overlooking the rear garden and with a slight open plan feel to the kitchen. The first floor features the family shower room, separate wc and 2 double bedrooms plus access to the loft. Externally there is a private rear garden, front garden and garage.

Entrance hall

Lounge

14' 10" x 13' 1" (4.52m x 3.99m)

Kitchen

14' 3" x 7' 5" (4.34m x 2.26m)

First floor landing

Bedroom one

12' 11" x 12' 0" (3.94m x 3.66m)

Bedroom two

12' 11" x 8' 10" (3.94m x 2.69m)

Shower room

Separate w.c.

Outside

Rear garden, approximately 36' x 13'5 (10.97m x 4.09m)

Garage.

Additional information

The following information has been supplied by the vendor and should be verified by the purchaser and/or solicitor prior to exchange of contracts.

Council Tax: Band D £2,038 per annum.

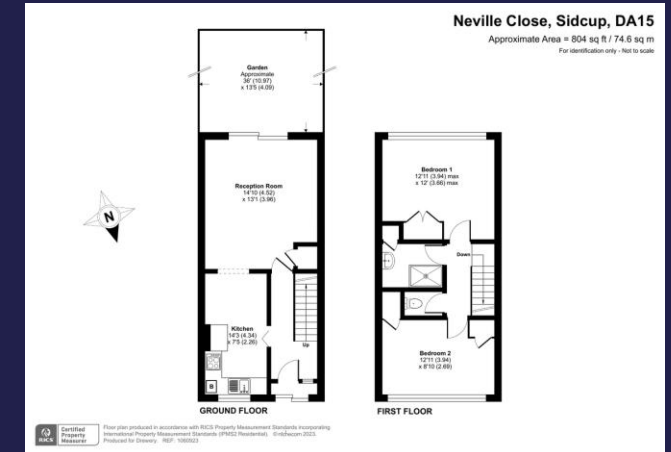
EER Rating: 72

Local authority: Bexley London Borough Council

Directions

From our Sidcup office, turn left and proceed along Station Road towards the high street. Take the fifth turning on the right hand side into Victoria Road and at the end of this road turn left into Christchurch Road and Neville close is the first turning on the left hand side. Closest Stations: Sidcup (0.48mi) Albany Park (1.28 mi) New Eltham (1.36 mi) Closest Schools: Benedict House Prep School (0.07 mi) Birkbeck Primary School (0.42 mi) Chislehurst and Sidcup Grammar School (0.68 mi)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612



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