



Langdon Shaw, Sidcup, DA14
 Approximate Area = 1069 sq ft / 99.3 sq m
 Garage = 125 sq ft / 11.6 sq m
 Total = 1194 sq ft / 110.9 sq m
 For identification only - Not to scale



Langdon Shaw

Sidcup, DA14 6AU

New to the market is this three-bedroom semi detached property, offered CHAIN FREE. This three-bedroom house is located on a lovely quiet tree lined residential road and offers bundles of potential for a perspective buyer.

Main Features

- 3 bedroom semi detached house
- Chain Free
- Extended to the ground floor
- Potential to extend (STPP)
- Off street parking & detached garage
- Quiet road
- Popular location

FULL DESCRIPTION

New to the market is this three-bedroom semi detached property, offered Chain Free. This three-bedroom house is located on a lovely quiet tree lined residential road and offers bundles of potential for a perspective buyer.

The property has a spacious through reception with lots of natural light, a good size family kitchen. Upstairs there is three well-proportioned bedrooms and a family size bathroom. This home has lots of potential and could be extended (STPP)

Additional benefits include off street parking, garage, gas central heating, double glazing and a great amount of living space.



Entrance porch

Entrance hall

Downstairs cloakroom

Lounge

18' 7" x 13' 9" (5.66m x 4.19m)

Extension room

18' 6" x 7' 0" (5.64m x 2.13m)

Dining room

10' 1" x 9' 6" (3.07m x 2.9m)

Kitchen

8' 4" x 9' 6" (2.54m x 2.9m)

First floor landing

Bedroom one

13' 8" x 11' 11" (4.17m x 3.63m)

Bedroom two

12' 5" x 9' 9" (3.78m x 2.97m)

Bedroom three

19' 7" x 7' 2" (5.97m x 2.18m)

Bathroom

Outside

Front garden and off street parking for 2/3 cars.

Rear garden - approximately 35' 0" x 24' 0"

(10.67m x 7.32m)

Detached garage - 16' 9" x 7' 6" (5.11m x 2.29m)



Additional Information

Council Tax Band E £2,491 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 57

Potential EPC Rating 84

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.
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