



**Craybrooke Road**

Sidcup  
DA14 4HL

**Freehold**

Larger style 3 bedroom semi detached house  
Requires updating  
Potential to extend (STPP)  
Chain Free  
Close to all local amenities  
Sought after road  
Conservatory to the rear







## FULL DESCRIPTION

Offered for sale chain free, is this larger style 3 bedroom semi detached house that sits in one of Sidcup's sought after, tree-lined roads. Located just a short walk in one direction to the local high street with its variety of shops, coffee bars and restaurants and in the other direction it offers access to Sidcup train station, local parks, great schools and further shops.

This house does require updating but offers potential to be an incredible family home as it is a larger style 3 bedroom, but also has huge scope to be extended (STPP) to both the side, rear and loft as many in the road have done. It is a large house as it is, but still offers that future potential to stay put and extend. The house currently comprises of: Entrance hall, two reception rooms, kitchen, conservatory, 3 bedrooms and shower room.

Externally there is off street parking and garage to the front and to the rear is a well maintained garden with patio area.

## Directions

From our Sidcup office turn left into Station Road and proceed under the bridge and over the first set of traffic lights. At the second set of traffic lights turn left into Sidcup High Street. Turn third left into St John's Road and then first right into Craybrooke Road.  
 Closest Stations: Sidcup (0.61 mi) Albany Park (1.03 mi) New Eltham (1.77 mi) Closest Schools: Merton Court School (0.26 mi) West Lodge School (0.35 mi) Cleeve Park School (0.56 mi)







**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Bexley London Borough Council  
E  
D

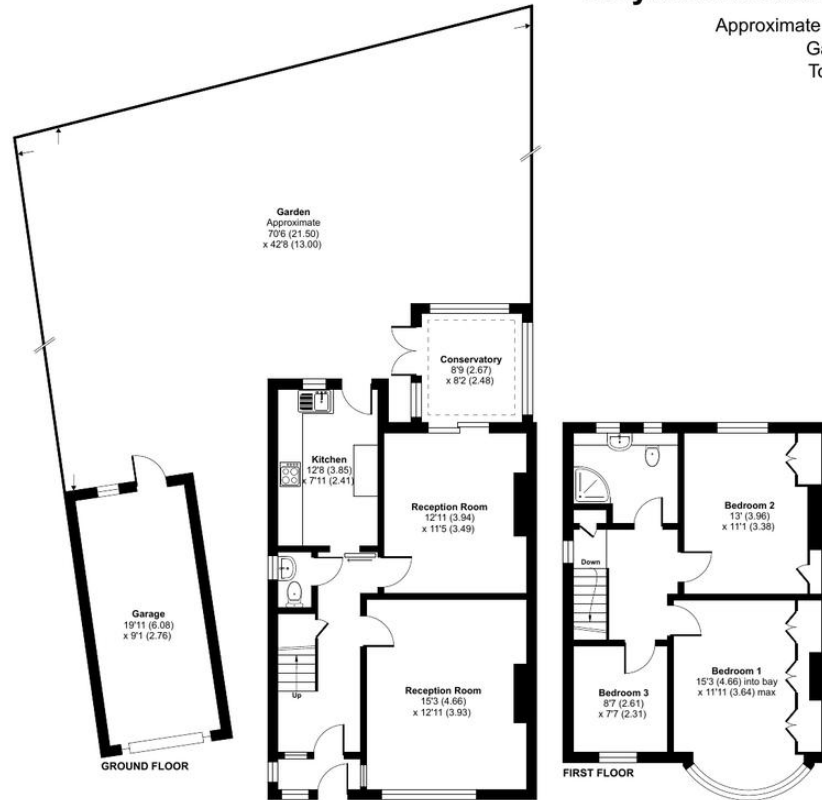
## Craybrooke Road, Sidcup, DA14

Approximate Area = 1217 sq ft / 113 sq m

Garage = 179 sq ft / 16.6 sq m

Total = 1396 sq ft / 129.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Drewery. REF: 1296883



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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.