



**Church Road**  
Sidcup  
DA14 6BX

**Freehold**

Charming two bedroom period property  
Off street parking  
Westerly facing garden  
Moments away from Sidcup High Street  
Internal viewing recommended  
Wooden floors  
Modern kitchen & bathroom







## FULL DESCRIPTION

A charming two double bedroom mid terrace period cottage with off street parking and a westerly facing garden.

The property is very well presented throughout and benefits from wooden floors and a modern kitchen and bathroom.

Situated just moments away from Sidcup High Street with an array of shops, bars, and restaurants and easy access to highly sought after schools, local parks and transport links.

Your earliest viewing is highly recommended.

## Directions

From our Sidcup office turn left into Station Road, proceed under the bridge and straight across at the traffic lights. Continue until you reach the next crossroads junction and proceed straight across into Elm Road. Proceed straight over the roundabout and take the first turning on the left into The Green which becomes Church Road. Closest Stations: Sidcup (0.64 mi) Albany Park (1.17 mi) New Eltham (1.69 mi) Closest Schools: Merton Court School (0.36 mi) Birkbeck Primary School (0.51 mi) Cleeve Park School (0.7 mi) Chislehurst and Sidcup Grammar School (0.78 mi)







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

Bexley London Borough Council

D  
D

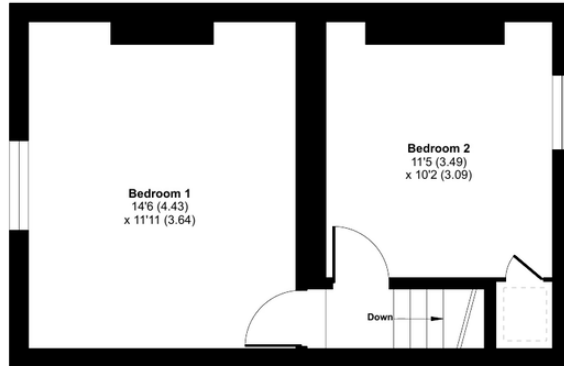
### Church Road, Sidcup, DA14

Approximate Area = 803 sq ft / 74.6 sq m

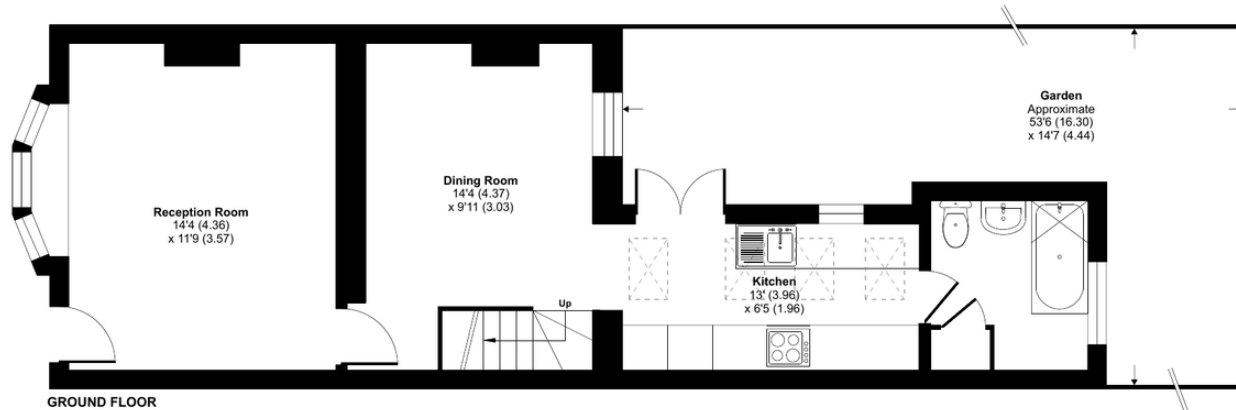
Limited Use Area(s) = 10 sq ft / 0.9 sq m

Total = 813 sq ft / 75.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Drewery. REF: 1297231

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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.