

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



Location, Location, Location...
Crombie Road, Sidcup

Guide Price £425,000 - £450,000
FREEHOLD

Wisdom Estates are proud to offer for sale this lovingly maintained and superbly presented 3 Bedroom Semi-Detached Family Home. Benefiting from an array of local amenities within a 1 Mile Radius including; New Eltham Train Station (0.7 Miles), Old Farm Park (0.6 Miles), as well as a variety of local shops (0.2 Miles), whilst further featuring spacious living accommodation throughout, a garage and off street parking, and the potential to substantially extend the property, this truly is the ideal property to grow as a family! EPC Rating TBC

FEATURES INCLUDE:

- | | |
|--|---|
| <input checked="" type="checkbox"/> 3 Bedroom Semi-Detached | <input checked="" type="checkbox"/> 0.2 Miles to Local Shops |
| <input checked="" type="checkbox"/> 0.7 Miles to New Eltham Station | <input checked="" type="checkbox"/> Private Rear Garden |
| <input checked="" type="checkbox"/> Potential to Extend (STPP) | <input checked="" type="checkbox"/> Large Living Accommodation |

REF: 10629

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The accommodation comprises:

ENTRANCE HALL Stepping through the double-glazed feature front door to side (with accompanying double-glazed side-windows) and into this delightful Family Home, you are sure to be immediately impressed with the space and accommodation which is on offer throughout. Finished off with a fitted carpet, a wall-mounted radiator, a handy storage cupboard, and stairs to the first floor landing.

KITCHEN 10' 5" x 8' 5" (3.18m x 2.57m) This spacious and well-maintained Kitchen is naturally well lit due to both the large double-glazed window and double-glazed patio door to rear. Further benefiting from a range of matching wall and base units (with worktops over), plumbing for a washing machine / dish-washer, an integrated electric oven, a 4 ring worktop mounted electric hob (with over-head extractor fan), and a sink and drainer unit (with mixer tap). Effortless upkeep is provided by the part-tiled walls, and 'Parquet' wood flooring.

FAMILY ROOM 16' 5" x 11' 7" (5m x 3.53m) The Family Room is a real highlight of this property and is sure to be a family favourite! Encompassing a large double-glazed square-bay window to front, a wall-mounted radiator, a sumptuous fitted carpet, and an open gas feature fireplace.

DINING ROOM 15' 4" x 11' 7" (4.67m x 3.53m) The separate and well-proportioned Dining Room offers an abundance of space for a dining table and chairs, alongside a charming open gas-feature fireplace, and a double-glazed patio door to rear which leads out to the Garden. The fitted carpet, wall-mounted radiator, and the under-stair storage cupboard provide the finishing touches you would expect.

BEDROOM THREE 9' 5" x 7' 7" (2.87m x 2.31m) Bedroom Three is again of a good size, and features a double-glazed window to both the side and front, a fitted carpet, and a wall-mounted radiator.

FAMILY BATHROOM 5' 5" x 4' 8" (1.65m x 1.42m) The Family Bathroom boasts a contemporary bathroom suite comprising of; a hand-wash basin and a bath (with wall-mounted shower). Further benefiting from a double-glazed window to side, a heated towel rail, as well as fully-tiled walls and flooring, which allow for effortless upkeep.

DOWNSTAIRS CLOAKROOM 4' 8" x 2' 6" (1.42m x 0.76m) The useful Downstairs Cloakroom offers a low-level W/C, alongside a double-glazed window to side, and easy to upkeep fully-tiled flooring and walls.

FIRST FLOOR LANDING The First Floor Landing comprises of a fitted carpet and loft hatch access.

MASTER BEDROOM 15' 1" x 13' 1" (4.6m x 3.99m) This impressively proportioned Master Bedroom benefits from a large double-glazed bay-window to front (which allows for an abundance of natural light), alongside a wall-mounted radiator, and a luxurious fitted carpet laid throughout.

BEDROOM TWO 12' 9" x 11' 5" (3.89m x 3.48m) Bedroom Two carries on the theme of space and comfort, and comprises of a double-glazed window to rear, a wall-mounted radiator, a fitted carpet, and an array of large storage cupboards and fitted wardrobes.

GARDEN This surprisingly large and tranquil rear Garden is easily accessible from both the Kitchen, Dining Room and gated side-access, and is the ideal accompaniment to this delightful Family Home. Being mostly laid to lawn, and bordered by a variety of mature shrubs and bushes, this private and secluded area is enhanced by a delightful patio area, and is perfect for enjoying the outdoors with the whole family.

DRIVEWAY & GARAGE This property boasts ample off street parking to front, as well as a shared driveway which provides access to both the Garage and Garden.



Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer. Please note that all measurements are approximate.