



4 Bed Detached House

£535,000 Freehold

Raeburn Road, Sidcup, DA15

ELLIS & CO
Sales & Lettings



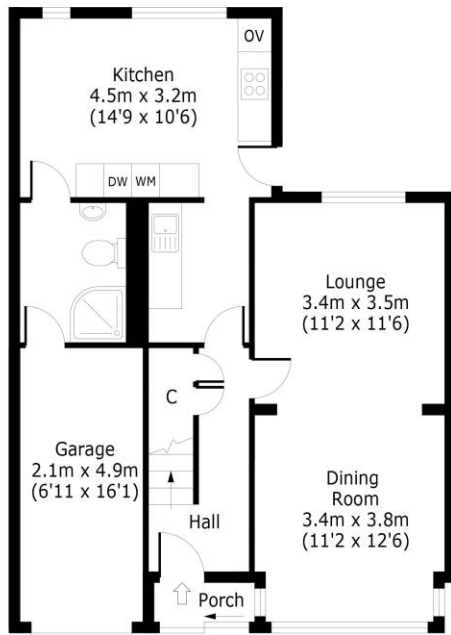
*****MASS POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION***** Situated in a sought after road under a mile from Falconwood Train Station and within walking distance to Days Lane and Our Lady of the Rosary primary schools is this **SIMPLY IMPRESSIVE** and **SPACIOUS** four bedroom **EXTENDED** and **CHAIN FREE** detached family home. The ground floor comprises a entrance porch leading to the welcoming entrance hallway, open lounge and dining area, kitchen breakfast room, fitted kitchen and shower room. To the first floor there are four good sized bedrooms, landing with loft space and a newly installed family bathroom.

Other benefits include newly painted, double glazing, gas central heating, off street driveway parking, garage and a well maintained private rear garden. An internal viewing comes highly recommended. Call Ellis and Co today on 0208 859 9696

EPC Rating E

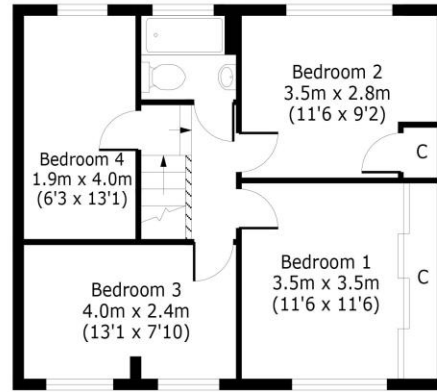
Ground Floor

Approx. 69.7 sq. meters
(750 sq. feet)



First Floor

Approx. 48.1 sq. meters
(518 sq. feet)



Total area: approx. 117.8 sq. meters (1268 sq. feet)
For illustration purposes only - not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Entrance Porch

Entrance Hall

Kitchen 14'9" x 10'6" (4.5m x 3.2m)

Lounge 11'6" x 11'2" (3.5m x 3.4m)

Dining Room 12'6" x 11'2" (3.8m x 3.4m)

Landing

Loft

Bedroom One 11'6" x 11'6" (3.5m x 3.5m)

Bedroom Two 11'6" x 9'2" (3.5m x 2.8m)

Bedroom Three 13'1" x 7'10" (4m x 2.4m)

Bedroom Four 13'1" x 6'3" (4m x 1.9m)

Bathroom

Garden

Garage 16'1" x 6'11" (4.9m x 2.1m)

Off Street Parking Driveway parking to front