



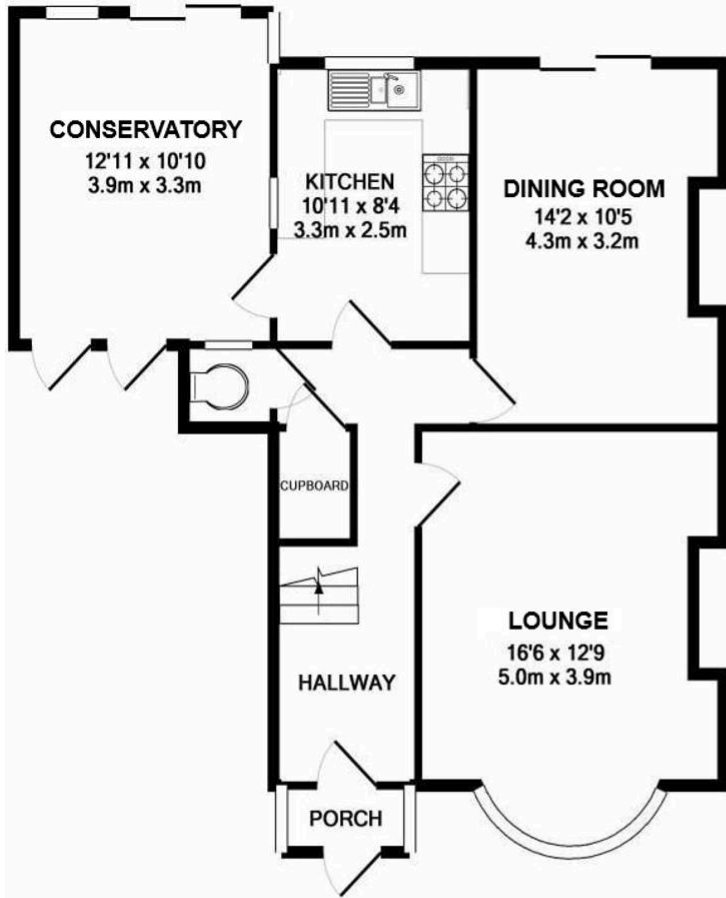
## 794 Sidcup Road, London

£550,000 Freehold

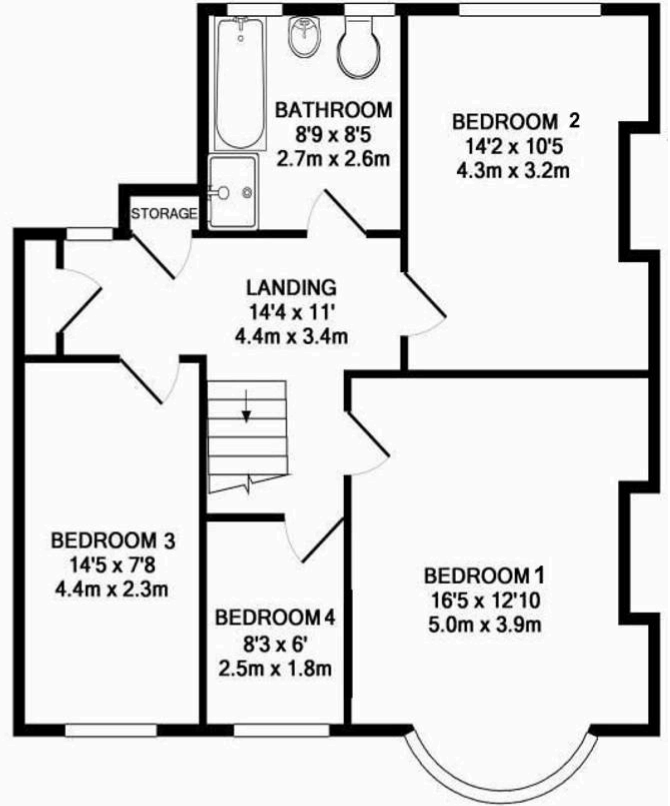
CHAIN FREE • THREE DOUBLE BEDROOMS & A SINGLE BEDROOM • 16'6 x 12'9 BAY FRONTED LOUNGE • OFF STREET PARKING • 110' PRIVATE REAR GARDEN • WALKING DISTANCE OF NEW ELTHAM TRAIN STATION • POTENTIAL TO EXTEND STPP • INTEGRAL GARAGE. • WAS RECENTLY LET AS AN HMO.

**VIEWERS NEED TO BE TOLD THE PROPERTY IS ON A BUSY MAIN ROAD. IF TURNING INTO MONTBELLE ROAD OFF GREEN LANE, TURN LEFT AT THE END AND IT IS THE 17TH HOUSE ALONG.**





GROUND FLOOR  
APPROX. FLOOR  
AREA 695 SQ.FT.  
(64.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 683 SQ.FT.  
(63.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1378 SQ.FT. (128.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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The garage is integral but not shown on the floor plan. Also, there is a side gate to the left of the garage door which leads into the conservatory.