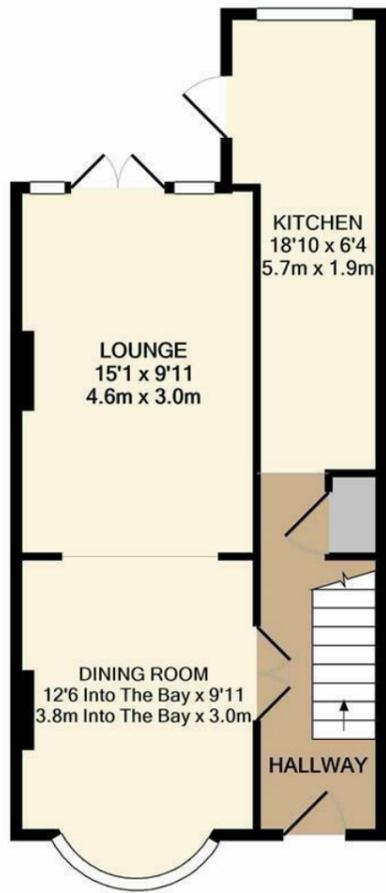
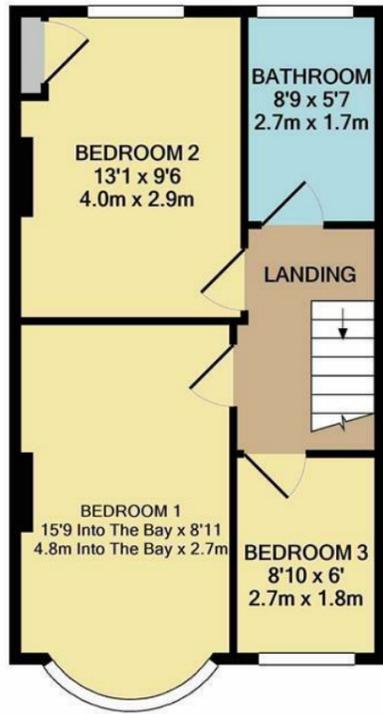


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 448 SQ.FT.
(41.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 403 SQ.FT.
(37.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 850 SQ.FT. (79.0 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
Made with Metropix ©2020



134

FOOTS CRAY LANE

SIDCUP DA14 4NS

Offers In Excess Of £375,000



7 Bourne Road, Bexley, DA5 1LW

Anthony Martin
Estate Agents

01322 47 99 33
bexley@anthonymartin.co.uk
www.anthonymartin.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Anthony Martin
Estate Agents



Anthony martin are pleased to offer to the market this three-bedroom terraced house. positioned ideally for local schools, transport links and Sidcup High Street,

The property comprises on the ground floor lounge diner. The kitchen is the traditional galley kitchen that comes with ample floor and wall cupboards. three bedrooms to the first floor with family bathroom. externally you will discover gardens to front and rear, with a garage to rear.

The property benefits from gas central heating and double glazing.

To the rear of the property is woodland walk which backs onto Abbey hill park and walking distance to Footscray Meadows.

Albany Park railway station is approximately 8 minutes' walk away. Sought after schools, Chislehurst & Sidcup grammar school, Hurstmere and Cleeve Park nearby.

Stamp duty exempt to all buyers if the property will be your main residence. This property must be viewed to appreciate what's on offer, so call today to book your viewing.

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

134

FOOTS CRAY LANE
SIDCUP DA14 4NS

- THREE BEDROOMS
- FIRST FLOOR BATHROOM
- GARAGE TO REAR
- DOUBLE GLAZED
- GREAT LOCATION FOR SCHOOLS
- ALBANY PARK RAILWAY STATION NEARBY

