



25 Arlington Close, Sidcup, DA15 8JW

Asking Price £495,000

Situated in a quiet cul-de-sac location overlooking an open green. This THREE bedroom terraced family home is offered with no forward chain. Internally the accommodation comprises of a lounge, modern fitted kitchen with an open plan dining area. Three bedrooms and a bathroom to the first floor. To the rear there is a private easily maintained garden and a detached brick built outbuilding to the rear. To the front there is a crazy paved driveway for off road parking for two cars. Located just a few minutes walk to shops and bus routes with New Eltham and Sidcup stations within walking distance, offering swift links into The City. You'll also find a selection of Good and Outstanding schools, including grammar schools, nearby. Bexley borough council tax band D. EPC rating D.



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ENTRANCE

A UPVC door with a glass insert to the entrance hall.

ENTRANCE HALL

A double glazed frosted glass window to front, laminate flooring, radiator with a concealed cover, stairs to first floor, under stairs storage cupboard, centre light point.

LOUNGE

A double glazed window to front, coved ceiling, inset spotlights, radiator, archway to an L shaped kitchen and diner.

FITTED KITCHEN

An L shaped fitted kitchen with a range of eye and base units, one and a half sink unit with stainless steel drainer and mixer taps, built in oven and four ring gas hob with splash back and extractor fan over, laminate flooring, plumbing for washing machine and dishwasher, double glazed window to rear, coved ceiling, four way centre spotlight, open to a dining area, space for a free standing fridge freezer, inset spotlights, radiator, double glazed patio doors for access to the garden.

LANDING

Stairs to the first floor, centre light point, access to the loft via hatch.

BEDROOM ONE

A double glazed bay window to front, radiator, coved ceiling, laminate flooring, centre light point.

BEDROOM TWO

A double glazed window to rear, built in wardrobe, radiator, coved ceiling, centre light point.

BEDROOM THREE

A double window to front, radiator, laminate flooring, coved ceiling, centre light point.

BATHROOM

A three piece suite comprising panel enclosed bath with mixer taps and shower attachment, vanity wash hand basin, low flush w/c, tiled walls, inset spotlights, coved ceiling, towel rail radiator, double glazed frosted window to rear.

REAR GARDEN

A paved patio area, outside tap, security lighting, laid to shingle, decking area.

DETACHED OUTBUILDING

A brick built outbuilding with power and lighting, inset spotlights, ideal for a hobbies room or office space, French patio doors to front.

FRONTAGE

A crazy paved driveway for off road parking.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	

EU Directive 2002/91/EC

Disclaimer

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.