



## Sidcup Road, New Eltham, SE9

Rent: £1,700 per calendar month

**COCKBURN**  
ESTATE AND LETTINGS AGENTS



## Sidcup Road, New Eltham, SE9

**\*\*SPACIOUS FAMILY HOME\*\*** This stunning 3 bedroom semi-detached property is located perfectly within walking distance of Mottingham train station. The home benefits from, 2 double bedrooms both with built in wardrobes, 1 single bedroom with built in wardrobes, modern bathroom, 2 separate reception rooms, ultra modern kitchen, garage, large rear garden and a driveway to the front. Available early August but call Cockburn immediately to view before it's too late!

## Room Measurements

**LOUNGE 13' 2" x 12' 10" (4.02m x 3.92m)**

**DINING ROOM 13' 0" x 11' 5" (3.97m x 3.5m)**

**KITCHEN 9' 5" x 7' 3" (2.89m x 2.23m)**

**WC**

**MASTER BEDROOM 13' 3" x 10' 5" (4.04m x 3.2m)**

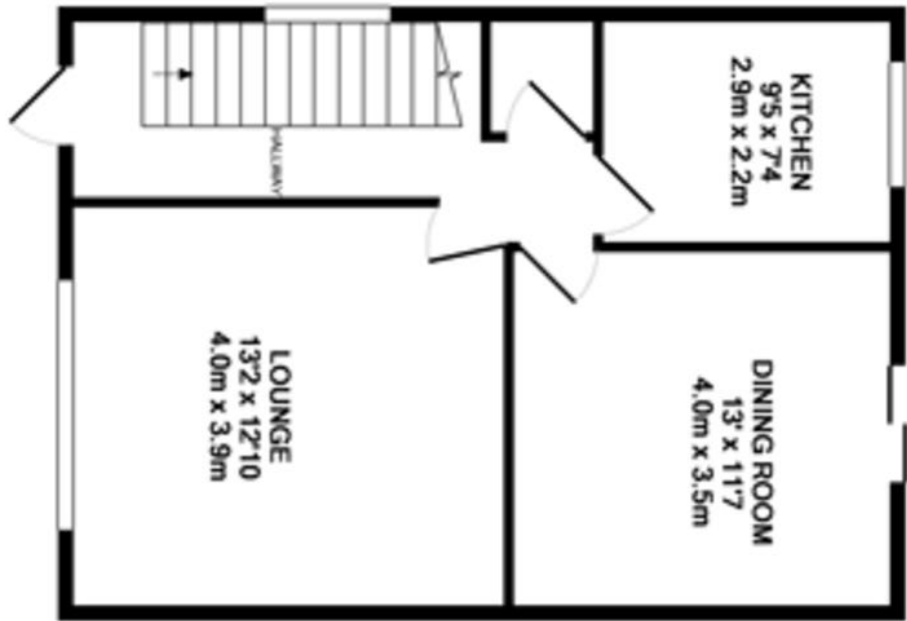
**BEDROOM 2 12' 11" x 10' 5" (3.94m x 3.2m)**

**BEDROOM 3 8' 2" x 7' 4" (2.49m x 2.25m)**

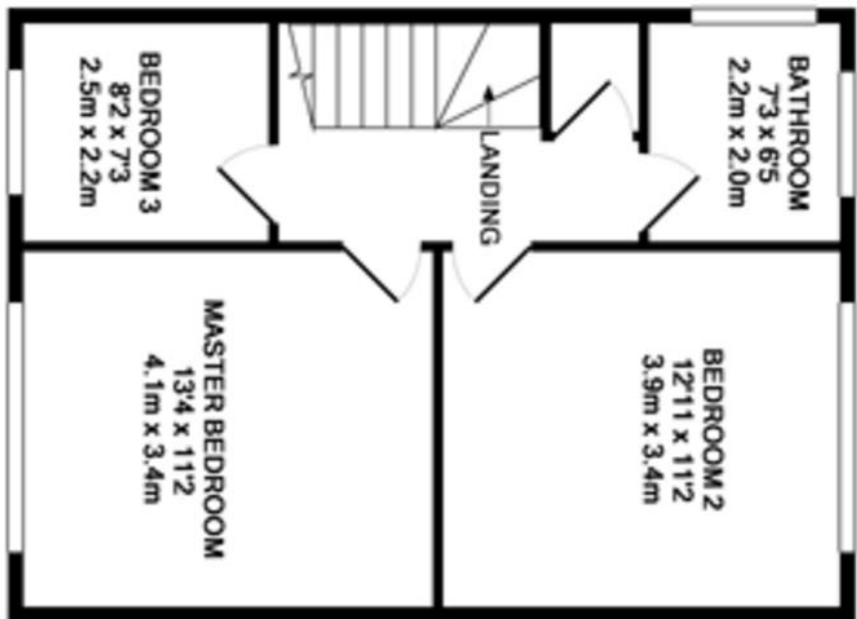
**BATHROOM 7' 3" x 6' 5" (2.23m x 1.97m)**

**IMPORTANT NOTE** Please note that all measurements are approximate. We strongly recommend that all the information which we provide is verified by yourself on inspection.





**GROUND FLOOR**  
APPROX. FLOOR  
AREA 496 SQ.FT.  
(46.1 SQ.M.)



**1ST FLOOR**  
APPROX. FLOOR  
AREA 496 SQ.FT.  
(46.1 SQ.M.)

**TOTAL APPROX. FLOOR AREA 992 SQ.FT. (92.2 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 (2016)

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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.