



**Blackfen Road  
Sidcup  
Kent  
DA15**

**Offers In Excess Of £555,000**

**bettermove**

# Blackfen Road Sidcup

Bettermove are proud to present this 3 bedroom semi-detached bungalow, with a 1 bedroom self-contained annexe in Sidcup, available with no forward chain.

This property benefits from double glazing, and gas central heating throughout, with off road parking available for multiple vehicles. via the driveway.

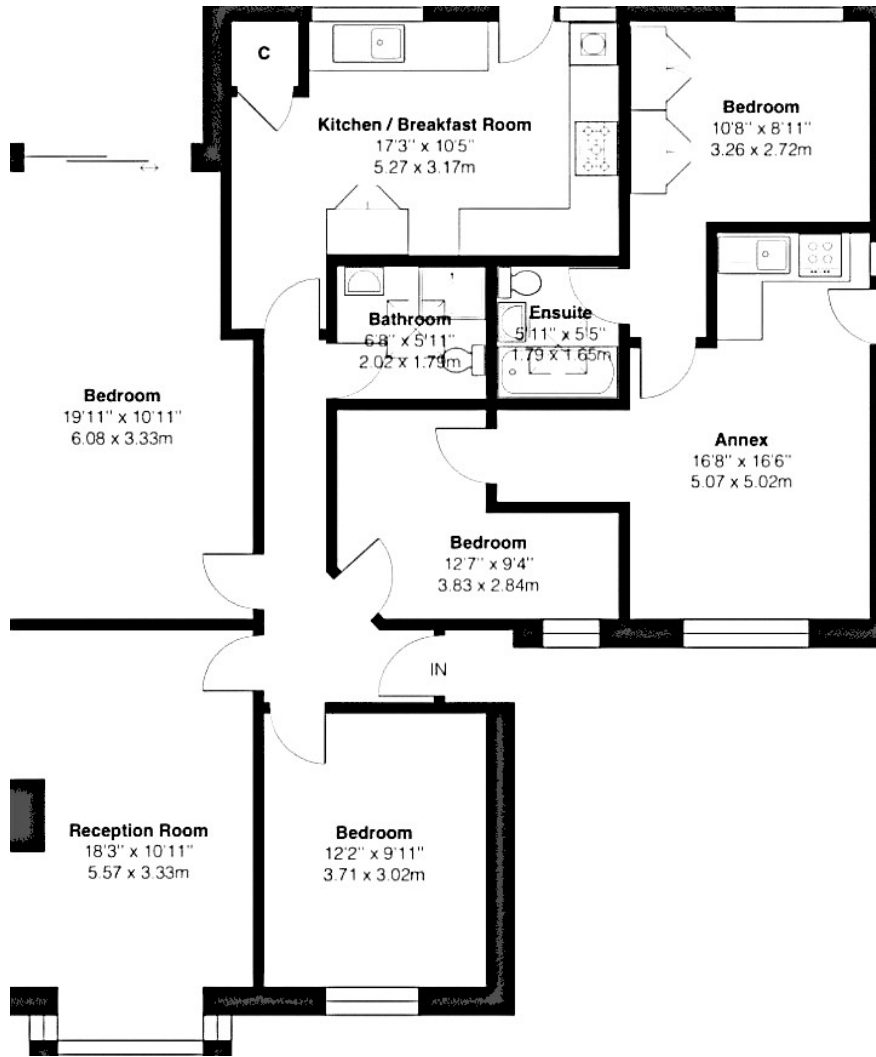
The council tax band is D.

The interior of this well presented property comprises a spacious reception room and a fitted kitchen/breakfast room on the ground floor. The accommodation also includes three well-proportioned bedrooms and a family bathroom, together with a self-contained annexe featuring an open-plan living/kitchen area, double bedroom, and an en-suite shower room. The exterior boasts a large, private rear garden, mainly laid to lawn, perfect for enjoying the summer months.

Located in the popular borough of Sidcup, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Falconwood train station, a variety of local bus routes, and quick access to the A2.

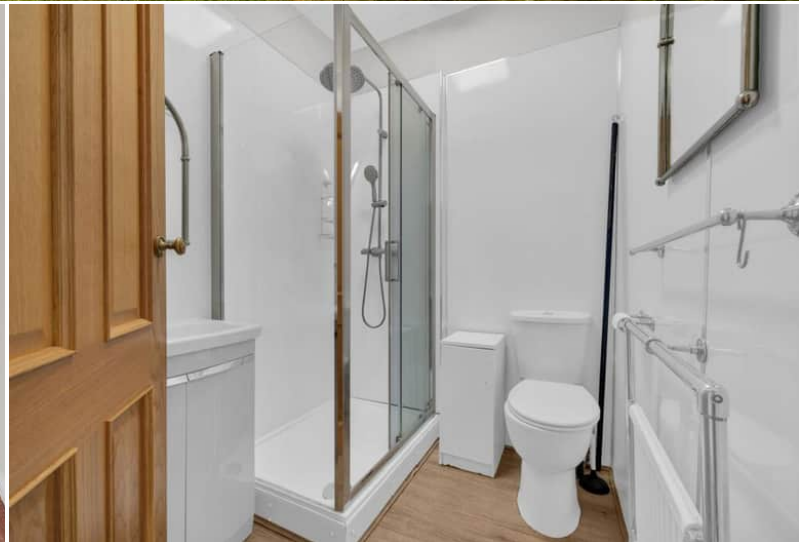
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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