



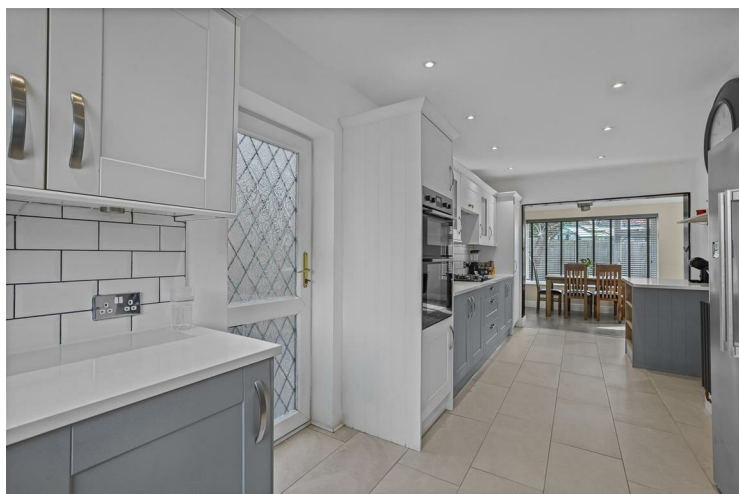
58 The Spinney Sidcup

£550,000
FREEHOLD

Leonard Leese are delighted to offer this well-presented three-bedroom semi-detached home - providing spacious and versatile accommodation, ideal for growing families or first-time buyers alike. Situated in a desirable residential area, the property combines comfortable living with practical design and a welcoming atmosphere throughout.

The property has been cared for as a family home for over 30 years, and it shows!

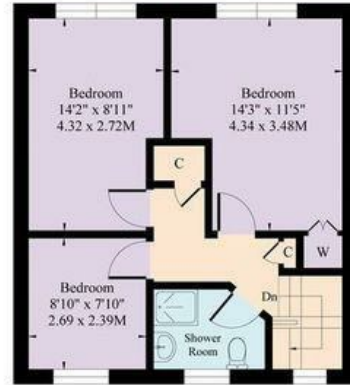
Call the sales department to reserve a viewing.



The Spinney, Sidcup, DA14



Ground Floor



First Floor

Approx. Gross Internal Area 1331 Sq. Ft / 123.65 Sq. M (Including Garage)

Measured in according with RICS guidelines. Every attempt is made to ensure accuracy.
However all measurements are approximate.
The floor plan is illustrative purposes only and is not to scale.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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