



4 Sidewood Road, London, SE9 2HA

£630,000

- Three Bedrooms
- Three Reception Rooms
- Detached Garage
- Extended Semi Detached House
- Beautiful Rear Garden
- EPC Rating TBC

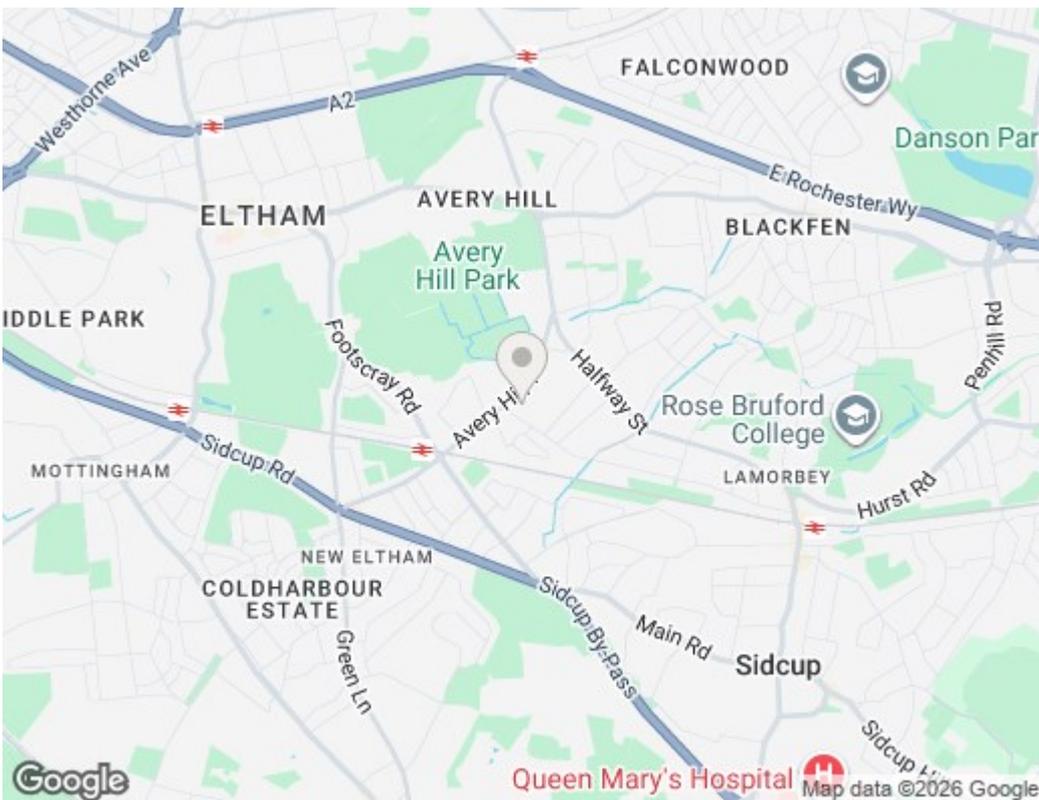
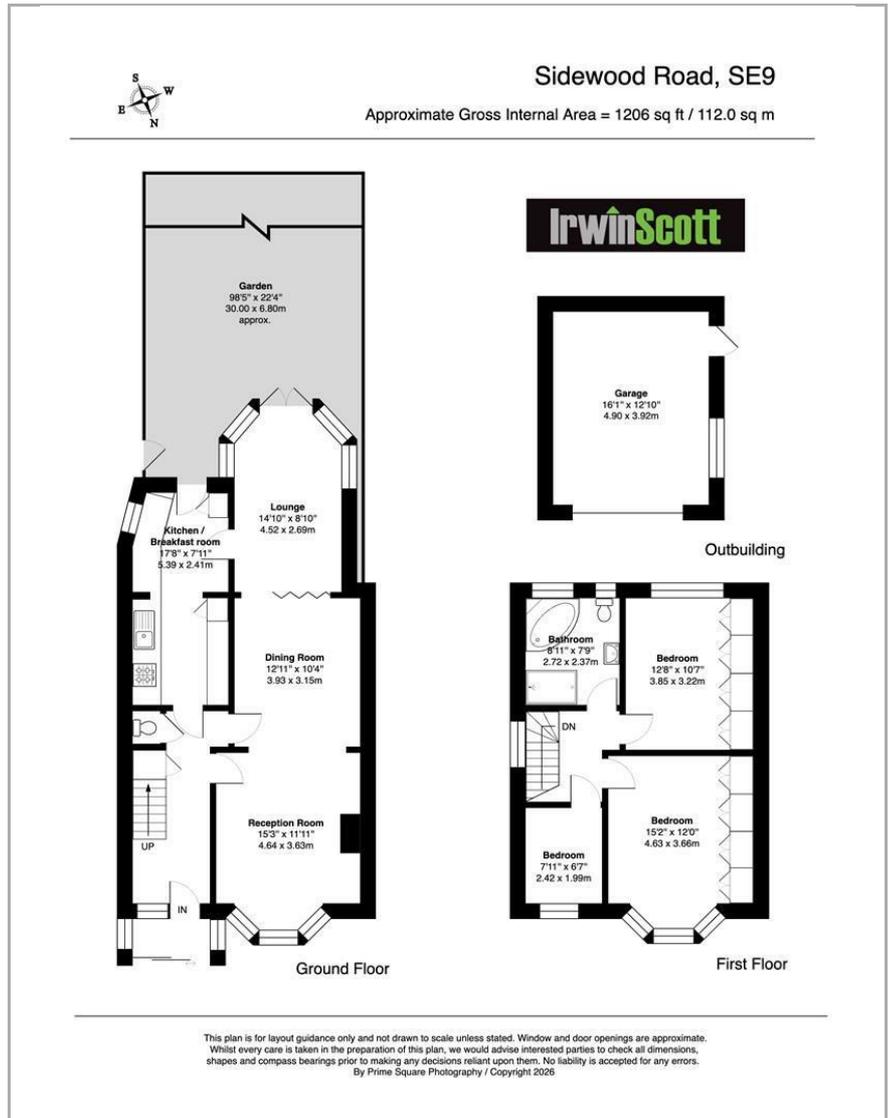
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Irwin Scott are delighted to bring to the market this well presented 1930's semi detached house situated along one of the areas most sought after roads. This lovely property has been well maintained by the current owners resulting in a magnificent family home. The ground floor offers a 15'3 first reception room, a 12'11 dining room, a 17'8 kitchen/breakfast room plus an additional 14'10 reception room by way of an extension. The first floor has three bedrooms plus a family bathroom. The rear garden reaches to just under 100ft and is truly stunning and is just starting to spring into life. Sidewood Road is a delightful turning and is close to all of the village's amenities as well as the train station. What an opportunity. No onward chain.



Council Tax Band: E





## Viewings

Viewings by arrangement only.  
Call 0208 859 1100 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</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 &amp; Wales</b>		EU Directive 2002/91/EC	