



16 Sidewood Road, London, SE9 2HA

£620,000

- Three Bedrooms
- Off Street Parking
- Detached Garage
- 1930's Semi Detached House
- Extended On The Ground Floor
- EPC Rating - E

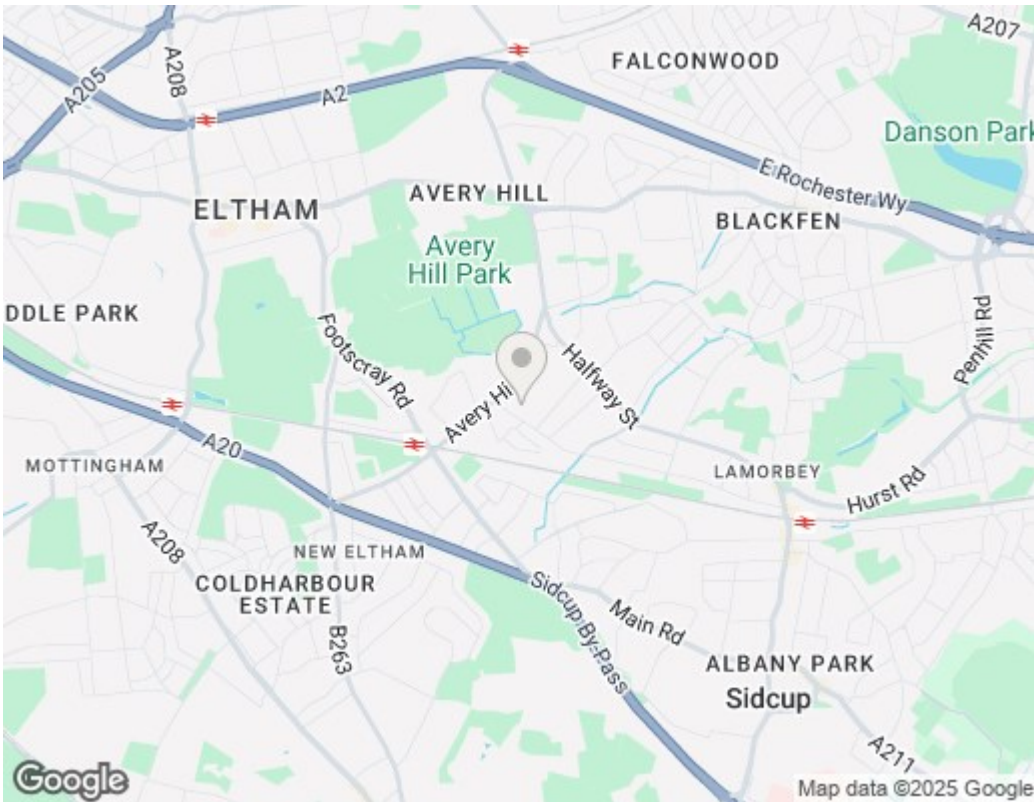
16 Sidewood Road, London SE9 2HA

Sitting proudly on the Sidcup/New Eltham borders is this greatly improved 1930's semi detached house. The property is impeccably presented and offers impressive proportions, modern comforts and a delightful rear garden. Close by you will find lots of green space including Avery Hill park. Local shops and restaurant options can be found on both Avery Hill Road and Halfway Street. Various bus routes are near by as is New Eltham train station, making trips into London very easy. A wonderful family home on a desirable road.



Council Tax Band: E





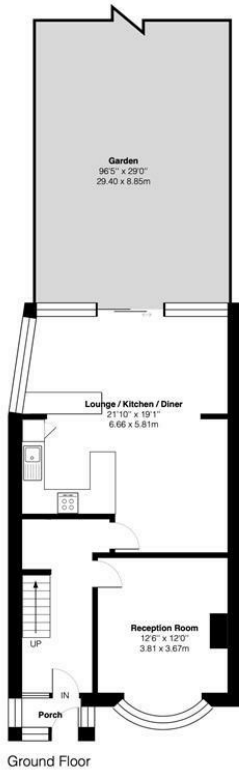
377 Footscray Road, London, SE9 2DR
0208 859 1100

Sidewood Road, SE9

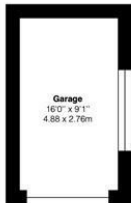
Approximate Gross Internal Area = 1164 sq ft / 108.2 sq m

Garage Area = 166 sq ft / 15.4 sq m

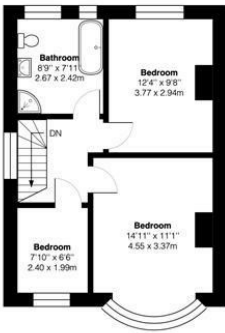
Approximate Total Area = 1310 sq ft / 121.7 sq m



IrwinScott



Outbuilding



First Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.

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Viewings

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

EPC Rating:

E

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	48	83
EU Directive 2002/91/EC		

info@irwinscott.com
www.irwinscott.com