



**Price**  
**£600,000**

**Freehold**

4x  2x  3x 

**Raeburn Road, Sidcup,  
Kent, DA15**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Chain free
- Conservatory
- Family bathroom plus an en-suite shower room and downstairs cloakroom
- Sunny aspect rear garden with a summerhouse and decking area
- Potential to extend subject to planning permission
- Easy access to the A2/M2 motorways and local shops and schools

## Accommodation

### GROUND FLOOR

Entrance Porch  
Hallway  
Lounge: 12'0 x 11'7 (3.66m x 3.53m)  
Family Area: 12'0 x 11'6 (3.66m x 3.51m)  
Dining Area: 16'9 x 11'5 (5.11m x 3.48m)  
Conservatory: 9'8 x 7'10 (2.95m x 2.39m)  
Kitchen: 19'4 x 7'4 (5.90m x 2.24m)  
Cloakroom  
Utility Room: 10'9 x 6'7 (3.28m x 2.01m)

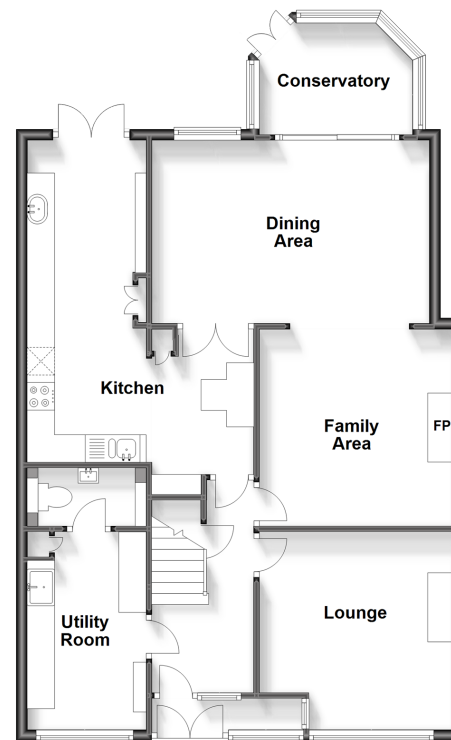
### FIRST FLOOR

Landing  
Bedroom 1: 14'9 x 10'8 (4.50m x 3.25m)  
En Suite Shower Room  
Bedroom 2: 11'9 x 11'8 (3.58m x 3.56m)  
Bedroom 3: 11'8 x 9'7 (3.56m x 2.92m)  
Bedroom 4: 8'2 x 6'0 (2.49m x 1.83m)  
Bathroom

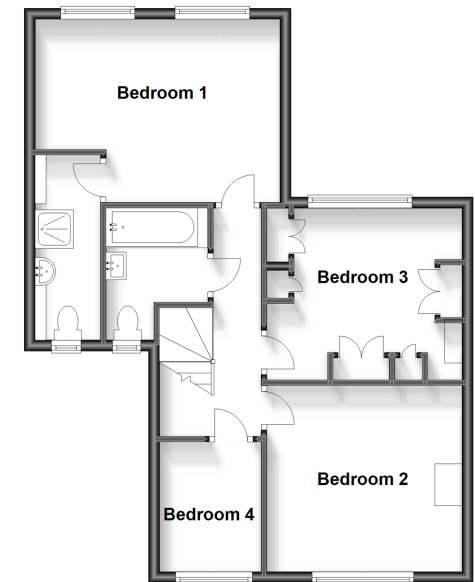
### OUTSIDE

Driveway  
Rear Garden

**Ground Floor**  
Approx. 87.4 sq. metres (940.6 sq. feet)



**First Floor**  
Approx. 57.3 sq. metres (616.9 sq. feet)



**Call Welling - 020 8301 6679 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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