

**HARRISON
INGRAM**

**Orchard Rise East
Sidcup, DA15 8RU**



£1,100 pcm

Properties in this LOCATION ALWAYS PROVE POPULAR and this bright, EXTENDED and TOTALLY REDECORATED house will PROVE TO BE NO EXCEPTION. Incredibly popular with families as the road is quiet yet conveniently located within close proximity of INCREDIBLY SOUGHT AFTER SCHOOLS including Our Lady of the Rosmary primary school as well as a CHOICE OF GRAMMAR SCHOOLS, local shops, bus routes, road links and for the BUSY COMMUTER, Falconwood mainline station is less than one mile away. The accommodation and features include; through lounge, large "L" shaped fitted kitchen/diner, three bedrooms, modern bathroom, gas central heating, double glazing, neutral floor coverings, easy to maintain garden and ample off road parking on own paved driveway. The property is unfurnished and will be AVAILABLE IMMEDIATELY. Please note; NO PETS, SMOKERS, STUDENTS or MULTI SHARERS.

ENTRANCE HALL

Attractive part leaded UPVC double glazed entrance door and frosted side light, smoke alarm, radiator, laminate wood flooring to hall and fitted carpet to stairs, understairs storage/meter cupboard.

THROUGH LOUNGE



20' 7" x 10' 2" (6.27m x 3.10m) Lovely size room with UPVC double glazed bay window to rear, windows and doors leading to dining room, ceiling rose x2, radiator x2, TV aerial point, decorate recess wall to chimney breast.

KITCHEN/DINER



16' 9" x 16' 2" (5.11m x 4.93m) "L" shaped room. UPVC double glazed windows to rear and door leading onto the garden, range of matching wall, base and drawer units, ample worktop surfaces, breakfast bar, inset 1.5 bowl acrylic sink unit with mixer tap, electric cooker, fridge/freezer, tumble dryer, space for washing machine, tiled to splashback areas, vinyl floor covering, central heating thermostat, radiator, boiler for central heating and hot water.

LANDING

Access to loft, fitted carpet.

BEDROOM 1



11' 3" x 10' 2" (3.43m x 3.10m) UPVC double glazed bay window to front, coved ceiling, radiator, fitted carpet, TV aerial point.

BEDROOM 2



9' 4" x 9' 4" (2.84m x 2.84m) UPVC double glazed window to rear overlooking garden, picture rail, radiator, fitted carpet, built in storage cupboard.

BEDROOM 3



7' 5" x 5' 9" (2.26m x 1.75m) UPVC double glazed window to front, electric radiator, fitted carpet.

BATHROOM

Frosted UPVC double glazed window to rear, white suite comprising panelled bath with chrome mixer tap and shower attachment, inset vanity wash hand basin with chrome mixer tap and low level WC, fully tiled walls, vinyl tiled floor, chrome heated towel rail.

GARDEN

Approx. 40' Paved patio leading to the lawn, shed, outside tap and light.

PARKING

Ample off road parking on own paved driveway.