



Annandale Road

Sidcup
DA15 8EY

Freehold

Modern four bedroom home built in 2019
Deceptively spacious layout ideal for families
Open-plan living with high-quality Stoneham kitchen
South-facing rear garden with patio seating area
Off-street parking for two cars and sought-after
location
Finished to a high standard throughout
Integrated appliances including boiling water tap





FULL DESCRIPTION

This modern and deceptively spacious four-bedroom home, built in 2019, is finished to a high standard throughout, offering the reassurance of a move-in-ready property with very little to do. Despite being a contemporary build, it benefits from a generous sense of space and, in our opinion, would make an excellent family home.

The accommodation briefly comprises an entrance hall, office/study, downstairs W.C., and a superb open-plan living area. This impressive space features a high-quality Stoneham kitchen with breakfast bar, a range of integrated appliances including a boiling water tap, and flows seamlessly into a rear living area overlooking the garden. The living space is beautifully presented and further enhanced by bi-folding doors, Karndean flooring, and underfloor heating.

To the first floor are three well-proportioned bedrooms and a modern family bathroom. The top floor is dedicated to a spacious master bedroom, complete with en-suite facilities and built-in storage.

Externally, the property offers off-street parking for two vehicles to the front, along with a south-facing rear garden laid mainly to lawn with a patio seating area.

The location is particularly sought after, providing easy access to local shops, transport links, parks, and a selection of highly regarded schools.

Directions

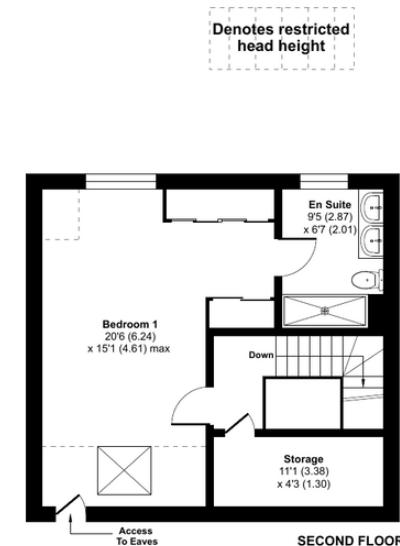
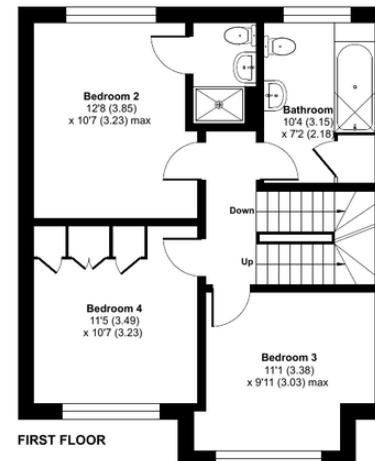
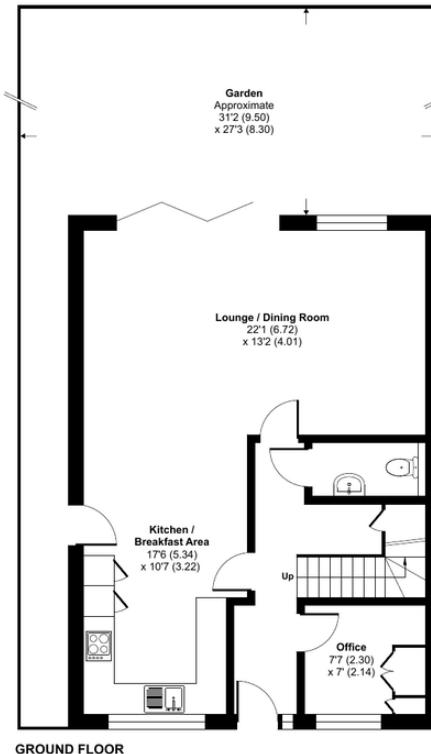
From our Sidcup office turn right and at the traffic lights proceed straight across into Halfway Street. At the mini roundabout turn right into Wittersley Avenue and Annandale Road is the first turning on the left. Closest Stations: Sidcup (0.86 mi) New Eltham (0.95 mi) Falconwood (1.19 mi) Closest Schools: Our Lady of the Rosary Catholic Primary School (0.36 mi) Days Lane Primary School (0.41 mi) Chislehurst and Sidcup Grammar School (0.79 mi)





Local Authority
Council Tax Band
EPC Rating

Bexley London Borough Council
G
A



Annandale Road, Sidcup, DA15

Approximate Area = 1652 sq ft / 153.5 sq m
Limited Use Area(s) = 53 sq ft / 4.9 sq m
Total = 1705 sq ft / 158.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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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.