



Candleford, Rectory Lane, Sidcup, Kent DA14 4QJ

Detached bungalow on generous plot for extension or redevelopment (stpp)

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- Detached bungalow on 0.25 acre plot
- 3 bedrooms, approx. 1,250 sqft
- Apparent development potential (STPP)
- No recent planning history
- 0.8 miles from Sidcup Station
- OIEO £650,000 F/H

## DESCRIPTION

This detached bungalow is positioned on a popular road in the most sought-after area of Sidcup. Extending to approx. 1,257 sqft GIA, the property is currently arranged to provide 3 bedrooms, and requires re-modernisation throughout. Occupying a generous plot of approx. 0.25 acres, and with 3 storey properties both adjacent and opposite, Candleford appears to offer excellent development potential (stpp). Prospective purchasers may wish to extend or rebuild a single dwelling, or alternatively consider a small block of apartments.

## LOCATION

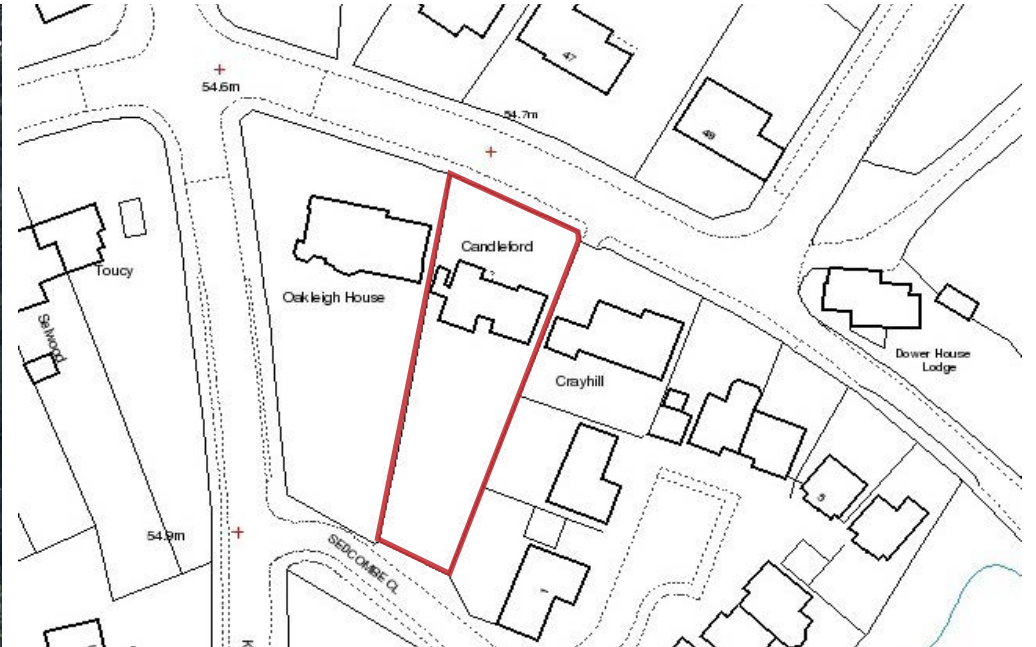
Candleford is positioned on the Southern side of Rectory Lane close to the junction with Bexley Lane. Sidcup's busy High Street is within 0.3 miles and offers a good choice of shops and restaurants. Sidcup Station is approx. 0.8 miles to the North and provides regular services to London Bridge, London Charing Cross and London Blackfriars (with some fast trains). Foots Cray Meadows and David Lloyd Sidcup are both accessed via Rectory Lane.

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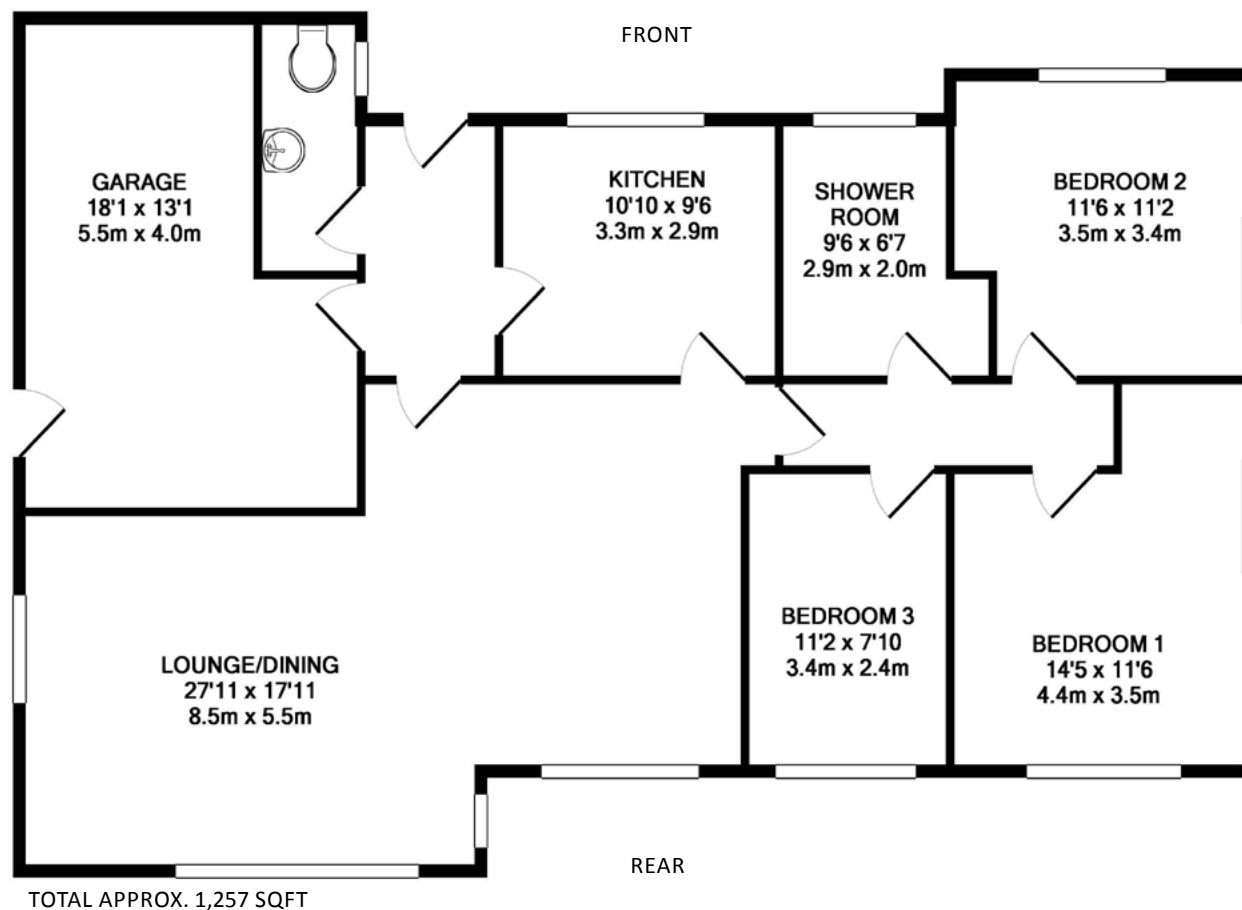








## FLOORPLAN



## TERMS

Unconditional offers in excess of £650,000 are invited for the vacant freehold interest, subject only to contract. Please note that no offers subject to any form of planning application will be considered. Our clients require a prompt sale in this matter. A deadline for offers may be set and as such interested parties are advised to contact our offices for further information.

## VAT

We understand that VAT is not applicable in this matter.

## FURTHER INFORMATION

The subject property is not Listed, nor does it sit in a Conservation Area. The two large trees in the front garden are both understood to be the subject of Tree Preservation Orders. No planning applications have been made for the extension or redevelopment of the subject property. All planning related enquiries should be directed to the London Borough of Bexley on 020 8303 7777.

## SERVICES

Candleford is understood to benefit from connections to all mains services. Interested parties are however, advised to satisfy themselves in this regard.

## EPC

The property sits within band E. An EPC is available upon request.

## VIEWINGS

Block viewings will be held. Please contact our offices for the next viewing date.



**For more information contact:**  
**Jeff East**  
**020 8315 5454**

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