

## 1 Bedroom House Share for Rent - **From £750 per month**

Elm Road, Sidcup, Kent, DA14 6AD



### KEY FEATURES

• GROUND FLOOR ROOM WITH EN SUITE • SUIT WORKING PROFESSIONAL • ALL BILLS INCLUDED excluding TV Licence • WIFI INCLUDED • LARGE FULLY EQUIPPED KITCHEN/DINER • WASHING MACHINE & TUMBLE DRYER • COMMUNAL LOUNGE & DINING AREA • COMMUNAL REAR GARDEN • CLOSE TO QUEEN MARYS HOSPITAL SIDCUP • AVAILABLE NOW

## Description

Available Now for move in before end of July 2024  
Conveniently located for local shops and transport are these newly decorated furnished rooms within a 8 bedroom semi detached house.

All rooms are inclusive of bills and WiFi (excluding TV licence) and are ideally suited for single professional workers and will appeal particularly to the staff of Queen Mary's hospital due to the close proximity of this property.

This room has its own en-suite and is inclusive of furniture (you will need to provide your own mattress). All tenants will have access to a communal lounge with additional dining table, a large kitchen with multiple appliances including washing machine and tumble drier (separate charge) and another large dining table and use of a large garden to the rear.

Please note there is no parking associated with this rental. Minimum tenancy is 6 months and full referencing will be undertaken.

Holding fee is the equivalent of one week's rent and will contribute to your first month's rent)

Deposit held with DPS is the equivalent of five week's rent. Please call Bishop Estates to arrange a viewing on 01689 873796



## Location

Elm Road is ideally placed and within walking distance to Queen Mary's Hospital, Sidcup. There is a large Morrisons close by and public parks for walking or exercising, and local private tennis and rugby centres.

Sidcup train station is 0.63 mile walk, New Eltham (London Zone 4) train station is 1.92 mile away both providing excellent services into London Bridge, Charing Cross and Cannon Street. Bexley Station - 1.88 miles and Albany Park Station - 0.99 miles.

Sidcup High Street is 0.4 mile away providing all of the amenities a High Street has to offer.

## Ground Floor

**ENTRANCE HALL** - Door to communal entrance hall. Room 4 is located through the communal lounge and is to the rear of the property.

**DOUBLE BEDROOM** - 11' 8" x 8' 1" (3.58m x 2.48m) Window to rear. Radiator.

Room includes

- 1 x double bed (you will need to provide mattress)
- 1 x wardrobe
- 1 x chest of 5 drawers
- 1 x desk
- 1 x bedside cabinet

**EN SUITE SHOWER ROOM - 5' 6" x 4' 8" (1.68m x 1.44m)** Door directly from bedroom, up two steps to fully tiled shower room, with shower cubicle, toilet and sink. Towel rail.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		