

1 Bedroom Room for Rent - £895 per month

Elm Road, Sidcup, Kent, DA14 6AD



KEY FEATURES

- FURNISHED FIRST FLOOR DOUBLE ROOM • SUIT SINGLE WORKING PROFESSIONAL • OWN EN SUITE SHOWER ROOM • ALL BILLS INCLUDED excluding TV licence • LARGE FULLY EQUIPPED KITCHEN • WASHING MACHINE & TUMBLE DRIER • COMMUNAL LOUNGE & DINING AREA • USE OF LARGE REAR GARDEN • WALKING DISTANCE QUEEN MARY'S HOSPITAL • EPC RATING D

Description

Available from the end of October 2025 and 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. The rooms are inclusive of furniture (you will need to provide your own double mattress) and 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, there is also shared access with one other room to a bathroom and use of a large garden to the rear.

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 - Communal entrance hall. Doors to all rooms

First Floor

DOUBLE BEDROOM - 10' 5" x 9' 3" (3.19m x 2.84m) At the top of the stairs, Room 8 is situated to the left. Double bedroom overlooking front of property with bay window.

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

Door to en-suite

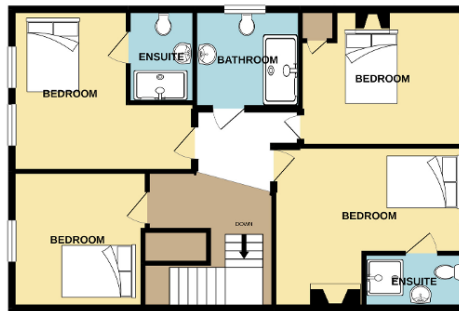


ENSUITE SHOWER ROOM - 3' 3" x 4' 9" (1.01m x 1.48m) Shower cubicle, low level wc, wash hand basin. Fully tiled. Towel rail

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix 62022

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		

Additional Information

IMPORTANT NOTE TO TENANTS:

We liaise closely with our landlord to ensure our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans, where included, may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

All rental properties are available for a minimum term and there may not be a provision for a break clause. Please contact the branch for details. A security deposit of at least five weeks equivalent rent is required and will be lodged with the Deposit Protection Service for managed properties. Rent is to be paid one month in advance. It is the tenant's responsibility to insure any personal possessions. Payment of all utilities including water rates or metered supply and Council Tax is the responsibility of the tenant in every case.

Not all landlords are willing to accept pets within their property.