



70 Rowanwood Avenue 'The Hollies'
SIDCUP, DA15 8WN

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Rarely does a home of such grandeur come to the market in Sidcup. Located within the original Manor House on the prestigious estate 'The Hollies' is this exceptional four double bedroom family home within easy reach of all local amenities. Having been refurbished to the highest standard throughout this property boast the unexpected benefits of its own gymnasium, cinema/games room, four bathrooms, detached double garage, and 100ft south facing rear garden. Your internal viewing is highly recommended to appreciate the amount of accommodation, workmanship and the quality of fixtures and fittings on offer.

ENTRANCE PORCH

Feature wide door. Double glazed window to side. Radiator. Architectural dog tooth coving. Dental coving. Ceiling rose. Victorian tiling.

HALLWAY

Two radiators. Archway/Coving. Ceiling rose. Porcelain tiled flooring.

KITCHEN/DINER 25'3 x 16'1 into bay.

Double glazed bay window and to front with fitted shutters. Double glazed window to front. With fitted shutters. Stonehams Bespoke Kitchen. Sink and drainer unit inset in granite worktop. Hot water tap and distilled water tap. Granite upstands. Splash back tiling. Worktop lighting. 'Gaggenau' cooker with integral retracting extractor hood. Integral 'Gaggenau' induction hob and grill. Integral 'Gaggenau' dishwasher, fridge/freezer, steamer/warming oven. Integral wine cooler, Miele microwave & coffee machine. Ice making machine. Base units with bin storage. Integral wall storage unit housing TV. Internal air conditioning system. Down lighting. Architectural coving. Porcelain tiled flooring. Internal Island with breakfast bar with granite surfaces and units underneath. Integral 'pull up' power points.

GROUND FLOOR W.C.

Low level W.C. Wash hand basin with mixer tap. Hand carved feature vanity unit. Architectural coving. Tiled walls. Granite tiled flooring.

ENTRANCE HALL/RECEPTION

14'3 X 13'5 Cloaks cupboard. Radiator. Ceiling rose. Architectural coving. Wall mounted intercom system. Porcelain tiled flooring. Door leading to basement. Staircase to first floor.

LOUNGE 22'11 x 17'6

Bespoke remoted controlled feature fireplace with living flame gas fire in marble surround and hearth. Three radiators. Architectural coving. Cream carpet. Double glazed French doors to rear.

BASEMENT KITCHEN 17' x 13'6

Range of high gloss wall and base units. Wall mounted seating area. Bar stand. Air flow heating. Smeg fridge/freezer. Plumbed for washing machine and tumble dryer. Built-in hob with extractor. Part tiled walls. Down lighting. Solid oak flooring.

GYM 24'4 x 21'7

Frosted window to front. Three aspects of mirrored walls. Bang & Olufsen TV & DVD system with integral speaker systems. Telecom system. Extractor fan. Solid oak flooring.

STORE/WINE CELLAR/SHOWER ROOM 7' X 6'11

CINEMA ROOM 21'11 x 17'3

Bang & Olufsen tv system with integral speaker systems. Wall mounted Bang & Olufsen CD player. Storage cupboard. Telecoms cupboard. Extractor fan. Down lighting. Solid oak wood flooring.

FIRST FLOOR LANDING

Wrought iron and wood feature staircase. Airing cupboard housing pressurised hot water cylinder. Telecom system. Ceiling rose. Architectural coving. Carpet.

MASTER BEDROOM 26'4 x 16'5.

Two double glazed windows to front. Double glazed window to side. Fitted venetian blinds. Radiator. Dressing area. Built-in dressing area and table. Door to walk-in wardrobe. Ceiling rose. Architectural coved ceiling. Down lighting. Carpet.

ENSUITE WET ROOM 12'4 x 5'10

Glass tiled wet area. Low level W.C. Two wash hand basins with mixer tap within arch vanity unit. Chrome heated towel rail. Extractor hood. Architectural coving. Down lighting. Tiled walls and floor.

BEDROOM TWO 23'11 x 16'10 – 10'3 ceiling height

Double glazed bay window to rear. Radiator. Bespoke built-in triple wardrobe. Bay seating area. Ceiling rose. Architectural coving. Carpet.

ENSUITE SHOWER ROOM 9'8 x 5'8

Walk-in glass tiled shower area with two shower fittings. Low level W.C. Vertical radiator. Integral mirror. Architectural coving. Down lighting. Slate tiled flooring.

SECOND FLOOR LANDING

Skylight. Loft hatch. Telephone system. Arch coving. Downlighting.

BEDROOM THREE 26'7 x 17'

Double glazed windows to front and side. Double glazed Velux window to side. Radiator. Dressing area with full range of built-in wardrobes with lighting. Loft hatch. Coved ceiling. Carpet.

BEDROOM FOUR 19'10 x 17'7

Double glazed Velux windows to side. Double glazed window to rear. Built-in wardrobes. Two radiators. Coved ceiling. Downlighting. Carpet.

ENSUITE SHOWER ROOM 8'3 x 7'5

Walk-in shower unit. Low level W.C. Wash hand basin with mixer tap. Chrome heated towel rail. Extractor fan. Coved ceiling. Slate tiled walls and flooring.

FAMILY BATHROOM 10'2 x 6'5

Double glazed frosted with to rear. Free standing bath with shower fitting. Walk-in shower. Low level W.C. Wash hand basin with mixer tap. Vanity cupboard. Extractor fan. Slate tiled walls and flooring.

GARDEN Approx 100ft. South east facing.

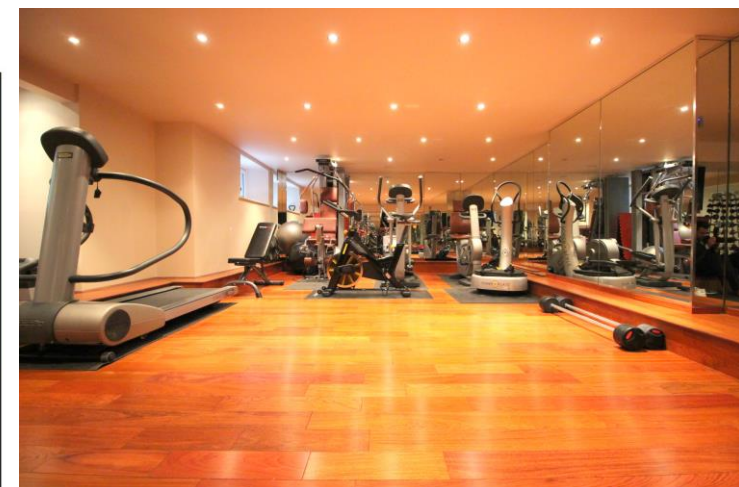
Mainly laid to lawn. Paved patio area. Outside power supply. Outside tap. External wall lighting. Fenced borders. Rear walkway leading to double garage.

DOUBLE GARAGE

Two up and over doors to front with drive to front providing parking for four cars. Pitched roof with ladder access and for eaves storage.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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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