



Clayden  
Sidcup, Kent, DA14 5AN

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# Clayden, Sidcup, Kent, DA14 5AN

## Price on application

Village Estates are delighted to market a grand five bedroom detached family home presented in immaculate condition with modern décor throughout. Benefiting from both planning permission for a double storey rear extension and stunning views of the rolling rural fields to the rear.

**ENTRANCE PORCH:** Leaded light door to front. Double glazed window to front. Alarm panel. Radiator. Carpet. Coved ceiling.

**CLOAKROOM:** Double glazed window to front. Pedestal wash hand basin with mixer tap. Low level W.C. Chrome heated towel rail. Part tiled walls. Tiled floor.

**RECEPTION ONE:** 28' 3" x 12' 10" (8.60m x 3.91m) Double glazed bay window to front. Varnished wooden flooring. Large feature fireplace with log burner and tiled hearth. Double glazed French doors to garden.

**RECEPTION TWO:** 15' 9" x 11' 10" (4.80m x 3.60m) French doors to rear. Wooden flooring. Coved ceiling. Double radiator. Fireplace.

**DINING ROOM/RECEPTION THREE:** 12' 2" x 11' 10" (3.71m x 3.60m) Double glazed bay window to front. Wooden flooring. Brick fireplace with log burner. Coved ceiling. Two double radiators.

**KITCHEN:** 15' 1" x 9' 10" (4.59m x 2.99m) Double glazed window to rear. Double glazed door to rear. Range of wall base and drawer units with granite surfaces. Inset butler sink and drainer. Integrated wine cooler, fridge freezer, double oven and induction hob with extractor hood with granite splash back. Inset T.V. point. Tiled floor with under floor heating. Coved ceiling.

**UTILITY ROOM:** 8' 2" x 5' 3" (2.49m x 1.60m) Wall and base units with granite surfaces and splash back. Integrated washing machine and tumble dryer. Wall mounted boiler in storage cupboard. Barn door to front. Loft hatch. Downlighting.

**LANDING:** Double glazed window to rear. Loft hatch. Cream carpet.

**MASTER BEDROOM:** 12' 2" x 11' 10" (3.71m x 3.60m) Double glazed bay window to front. cream carpet. Built-in wardrobes. Feature fireplace with tiled hearth. Coved ceiling.

**BEDROOM TWO:** 12' 10" x 12' 6" (3.91m x 3.81m) Double glazed bay window to front. Cream carpet. Radiator.

**BEDROOM THREE:** 11' 10" x 9' 6" (3.60m x 2.89m) Double glazed window to front. Radiator. Cream carpet. Downlighting.

**BEDROOM FOUR:** 12' 2" x 10' 6" (3.71m x 3.20m) Double glazed window to rear. Cream carpet. Radiator. Coved ceiling.

**BEDROOM FIVE:** 9' 6" x 5' 3" (2.89m x 1.60m) Double glazed window to rear. Cream carpet. Radiator. Built-in wardrobe.

**BATHROOM:** 10' 6" x 10' 2" (3.20m x 3.10m) Double glazed window to rear. Walk-in shower with waterfall fitting and inset shelving and shower attachment. Two chrome heated towel rails. Freestanding oval bath with feature tap and shower attachment. Tiled walls and floor. Wall mounted wash hand basin with drainer unit. Wall mounted lit mirror. Extractor fan. W.C. LED lighting.

**BATHROOM TWO:** 8' 10" x 4' 11" (2.69m x 1.50m) Double glazed window to side. Corner bath with mixer tap and shower attachment. W.C. Wash hand basin in vanity unit. Storage cupboard. Radiator. Tiled floor. Extractor fan. Coved ceiling.

**GARDEN:** 131ft x 45ft approximately. Mainly laid to lawn. Paved patio area. Summer house. Garden shed. Cherry trees. Outside lighting. Outside tap. Fenced. Borders.

**FRONT GARDEN:** Driveway to front. Lawn. Paved area.

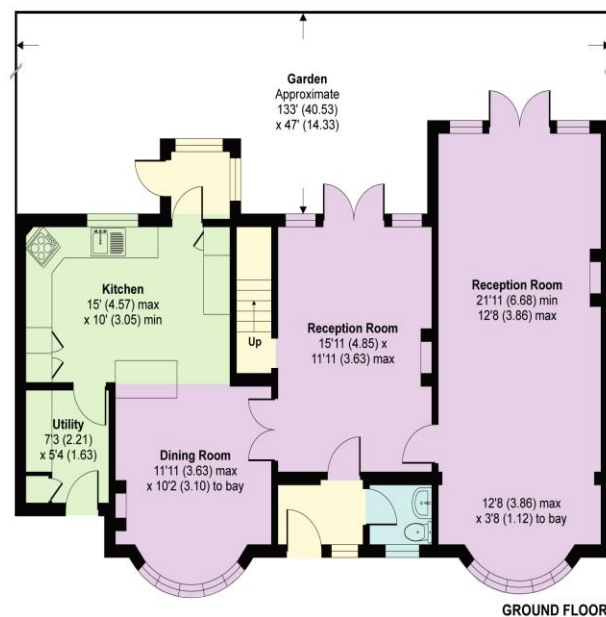
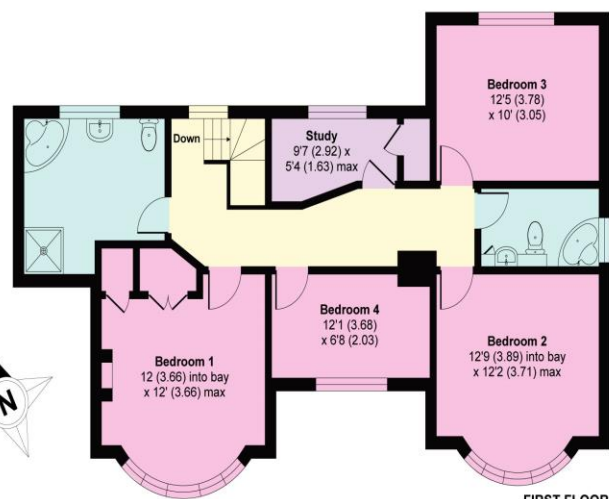






## Maidstone Road, Sidcup, DA14

APPROX. GROSS INTERNAL FLOOR AREA 1903 SQ FT 176.7 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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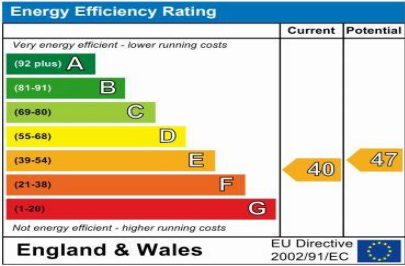
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 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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