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# Highview Road

Sidcup, DA14 4EX

A rare opportunity to purchase a large detached period house that would make a fantastic family home, full of character and original features. The property benefits from four reception rooms and 5/6 bedrooms and is situated within easy reach of Sidcup station and sought after schools.

## Entrance porch

**Entrance hall** 22' 8" x 6' 9" (6.91m x 2.06m)

**Downstairs cloakroom** 7' 3" x 3' 7" (2.21m x 1.09m)

**Lounge** 19' 4" x 14' 1" (5.89m x 4.29m)

**Second reception** 14' 0" x 19' 8" (4.27m x 5.99m)

**Third reception** 14' 0" x 13' 0" (4.27m x 3.96m)

**Fourth reception** 14' 0" x 13' 8" (4.27m x 4.17m)

**Kitchen** 16' 7" x 9' 7" (5.05m x 2.92m)

**Utility room** 8' 0" x 4' 0" (2.44m x 1.22m)

**Lean-to** 9' 3" x 7' 1" (2.82m x 2.16m)

## First floor landing

**Bedroom one** 19' 2" x 14' 1" (5.84m x 4.29m)

**Bedroom two** 14' 0" x 13' 6" (4.27m x 4.11m)

**Bedroom three** 14' 0" x 13' 9" (4.27m x 4.19m)

**Bedroom four** 14' 0" x 13' 0" (4.27m x 3.96m)

**Bedroom five** 14' 2" x 12' 9" (4.32m x 3.89m)

**Bedroom six** 9' 5" x 6' 9" (2.87m x 2.06m)

**Bathroom** 10' 1" x 5' 8" (3.07m x 1.73m)

**Separate wc** 5' 9" x 3' 3" (1.75m x 0.99m)

**Study/storage room** 7' 6" x 3' 8" (2.29m x 1.12m)



We are pleased to have been instructed as sole agents to market this stunning detached period house located in the ever popular Highview Road.

This large period house is full of character throughout and would make a beautiful family home. Located within easy access to some of the borough's sought after schools, a variety of local shops and restaurants as well as Sidcup train station which offers direct links into the city centre.

The house briefly comprises: Entrance porch, large period front door leading into a stunning entrance hall, bay fronted lounge with beautiful original comicing, a second reception which features a beautiful character fireplace, third reception/dining room, kitchen overlooking the rear garden, utility room, downstairs wc and a further reception room. To the first landing, accessed via a character staircase is the master bedroom with potential to create a walk-in wardrobe or en-suite shower room from bedroom six, four further bedrooms and family bathroom with separate wc.

Externally is the lawned rear garden, garage to the side of house and off street parking to the front with potential to expand the parking.

Properties with this much character and with this much space are in such high demand so your earliest appointment comes highly recommended on this beautiful period house.

## Main Features

- Large detached house with a wealth of character and original features
- Popular location with easy access to Sidcup station and sought after schools
- Four reception rooms
- Five/Six bedrooms
- Downstairs cloakroom and upstairs bathroom with separate wc
- Kitchen and utility room

## Outside

Rear garden in excess of 120'.  
Garage (30' x 8'3)

## Additional Information

Council Tax Band G £2,540 per annum.  
Local authority Bexley London Borough Council  
Current EPC Rating 42  
Potential EPC Rating 77

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.  
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