



Sandhurst Road

Sidcup, DA15 7HL

A rare opportunity to purchase a large detached Victorian house located in one of Sidcup's most sought after tree lined roads. Requiring some updating throughout, but full of character and offering ample space. In our opinion this would make a fantastic family home and is positioned just a short walk from Sidcup train station, shops and schools.

- Entrance hall 25' 1" x 7' 0" (7.65m x 2.13m)
- Downstairs cloakroom 12' 8" x 4' 4" (3.86m x 1.32m)
- Living room 35' 3" x 21' 5" (10.74m x 6.53m)
- Dining room 19' 7" x 15' 4" (5.97m x 4.67m)
- Reception three (front) 14' 9" x 12' 5" (4.5m x 3.78m)
- Reception four (front) 14' 2" x 13' 6" (4.32m x 4.11m)
- Kitchen 12' 3" x 11' 9" (3.73m x 3.58m)
- Breakfast room 12' 5" x 12' 4" (3.78m x 3.76m)
- First floor landing
- Bedroom one 18' 0" x 12' 9" (5.49m x 3.89m)
- Ensuite 8' 8" x 6' 0" (2.64m x 1.83m)
- Bedroom two 12' 6" x 11' 7" (3.81m x 3.53m)
- Bedroom three 12' 6" x 12' 0" (3.81m x 3.66m)
- Bedroom four 13' 1" x 12' 1" (3.99m x 3.68m)
- Bedroom five 12' 4" x 10' 4" (3.76m x 3.15m)
- First floor cloakroom 5' 7" x 3' 7" (1.7m x 1.09m)
- Bathroom 8' 0" x 6' 1" (2.44m x 1.85m)
- Loft room 1 15' 3" x 11' 2" (4.65m x 3.4m)
- Loft room 2 11' 5" x 6' 2" (3.48m x 1.88m)
- Loft room 3 15' 9" x 8' 7" (4.8m x 2.62m)



We are pleased to have been instructed as sole agents to market this large detached Victorian house located in one of Sidcup's most sought after roads. The property offers spacious accommodation throughout and although requiring updating, we feel this would make an amazing family home for any buyer. The space and character stands out throughout the house and with it being located just a short stroll from Sidcup train station, shops and schools, it will sure to attract interest.

The property briefly comprises: Grand entrance hall, 2 front reception rooms and large w.c, There is a large extended main living area to the rear (approx. 35ft) featuring a living and dining area with doors to the rear garden. As you exit this room to the rear is another large dining room with doors to the garden which flows through to further downstairs living space which includes a kitchen and breakfast room.

To the first floor is the master bedroom with ensuite, 3 further double bedrooms and a good size fifth bedroom. There is also a family bathroom and a separate wc along with a staircase offering access to spacious and boarded loft area.

Externally there is off street parking to the front, attached garage and a large 100ft garden to the rear which features an array of shrubs and tree along with sheds for storage.

Properties such as this are so highly sought after and rarely available. Although requiring some updating, this offers someone the chance to create their perfect family home in a property full of character, space and in a fantastic location. Internal viewing comes so highly recommended.

Main Features

- Large detached Victorian house in one of Sidcup's most sought after roads
- Four reception rooms
- Kitchen and breakfast room
- Master bedroom with ensuite and four further bedrooms
- Full of character and space
- Double glazing & gas central heating

Outside

Approx 100' South facing. Laid to lawn with an array of shrubs and trees. Sheds for storage. Ample off street parking to the front. Attached garage/utility room.

Additional Information

Council Tax Band G £2,540 per annum.
Local authority Bexley London Borough Council
Current EPC Rating 49
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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