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Church Avenue

Sidcup, DA14 6BU

A beautifully presented six bedroom Victorian detached house which we feel gives someone the chance to purchase the ideal family home. This stunning home was originally built in 1896 and the current owners have retained its character feel, but presented it to such a modern and high standard throughout. It features a well-designed rear extension which provides a great outlook onto the large south facing rear garden and there is off street parking to the front. Local shops, Sidcup station and a variety of highly sought after schools all within easy reach.

Main Features

- Stylish rear family room extension overlooking the south facing rear garden
- Beautiful kitchen with centre island and quartz work surface
- Front lounge, study and third reception/TV room
- Four large bedrooms on first floor, one with ensuite
- Two further bedrooms and shower room on the second floor

FULL DESCRIPTION

We are delighted to have been instructed to market this beautifully presented six bedroom Victorian detached house which has been presented to such a high standard by its current owners. The house offers a perfect blend of modern and character features with its tall ceilings and stylish rear extension showing off the large south facing rear garden. The house briefly comprises: Open entrance porch with original front door featuring double glazed stained glass inserts,

entrance hall with character ceiling rose and Karndean flooring, a large bay fronted lounge with feature fireplace and a large study room. The property then leads through to the rear of the house where it offers a modern layout with a large stylish family room (20'8 x 12'9) featuring two contemporary glass flat roof lights as well as the perfectly framed view of the south facing rear garden through its glass patio doors. The family room flows into a beautiful kitchen featuring a centre island, built-in appliances and a quartz work surface. This large kitchen also features a separate utility room and downstairs w.c tucked out of the way. To the first floor landing are four large bedrooms with the master bedroom measuring up at 16'2 x 14'5 and the second bedroom features an en-suite. Also on this floor is the family bathroom with separate w.c and a well designed staircase that takes you up to the second floor of this great family home. The top floor features two further rooms and a shower room adding to this great feel of space throughout the house.

Externally there is a large south facing rear garden 100ft long by 50ft wide and features a 16'0 x 10'0 summer house/studio. There is also a garage/workshop which sits to the side of the house and off street parking for several cars to the front.

Church Avenue is a highly sought after "no through road" comprising large period family homes, sought after due to their space and character as well as their access to the local shops, restaurants and transport links including Sidcup station. The property also sits in a location that offers access to some of the boroughs highly desirable schools including Merton Court and Chislehurst and Sidcup Grammar School.

Internal viewing comes so highly recommended for what is a stunning Victorian house.

Entrance hall

Downstairs cloakroom 4' 5" x 3' 6" (1.35m x 1.07m)
Lounge 16' 2" x 14' 5" (4.93m x 4.39m)
Second reception/study 13' 4" x 8' 9" (4.06m x 2.67m)
Family Room 20' 8" x 12' 9" (6.3m x 3.89m)
Kitchen 17' 0" x 14' 0" (5.18m x 4.27m)
Third reception/TV room 13' 9" x 12' 1" (4.19m x 3.68m)



Utility room 13' 9" x 6' 7" (4.19m x 2.01m)
First floor landing
Bedroom one 16' 2" x 14' 5" (4.93m x 4.39m)
Bedroom two 14' 0" x 13' 8" (4.27m x 4.17m)
Ensuite 8' 1" x 4' 6" (2.46m x 1.37m)
Bedroom three 14' 2" x 12' 5" (4.32m x 3.78m)
Bedroom four 10' 5" x 12' 2" (3.18m x 3.71m)
Family bathroom 10' 8" x 6' 0" (3.25m x 1.83m)
Separate wc: 8' 2" x 3' 1" (2.49m x 0.94m)
Second floor landing
Bedroom five 23' 7" x 9' 1" (7.19m x 2.77m)
Bedroom six 14' 8" x 9' 3" (4.47m x 2.82m)
Shower room 9' 10" x 5' 10" (3m x 1.78m)
Outside Well presented garden 100ft x 50' with summerhouse/studio. Garage/workshop to the side. Off street parking to the front driveway.

Additional Information

Council Tax Band G £2,647 per annum.
Local authority Bexley London Borough Council
Current EPC Rating 55
Potential EPC Rating 72

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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