



£700,000

Marechal Niel Avenue, Sidcup, DA15 7PD

Chattertons

EST 1893

4 bed semi detached

Extended semi detached Bungalow, this is the dream property, presented in immaculate condition and with family size accommodation with beautiful large garden to match. The heart of the property is the very spacious kitchen diner which is flooded with light thanks to the lantern roof and features a front row view of the garden, the kitchen is high spec and is finished with granite work surface and has space for a large dining table, the rest of the accommodation includes a lounge, office space, 4 double bedrooms and 2 bathrooms both with a high end finish. The ground floor has a spacious hallway and the stair case with glass balustrade leads to an equally big landing with 3 skylight windows. The decoration is light and neutral and the whole property is professionally finished. The rear garden is very large and is well stocked with neat borders and lawn complimented by a huge decked area and at the end of the garden is a large summer house which is ideal for projects or for working from home, the summer house has its own deck and features vegetable patch areas. The front driveway offers plenty of space for multiple vehicles. Located in a lovely neighbourhood, with local shops close at hand and also nearby to Dulverton primary school and New Eltham mainline station. Don't just move home live the dream.



Entrance Porch

Beautiful lite glass doors, built in storage for shoes with electricity, laminate flooring

Entrance Hall

Beautiful lite glass entrance door, carpet, radiator

Lounge 14' 0" x 11' 5" (4.27m x 3.48m)

Double glazed window, radiator, carpet

Kitchen Diner 23' 8" x 16' 0" (7.21m x 4.88m)

Double glazed french doors to the garden, very large double glazed lantern roof, comprehensive range of storage solutions with granite work surface, enamel single drainer sink unit with 1.5 bowl and mixer taps, rangemaster oven with rising extractor hood with external venting, eye level microwave, american fridge freezer, miele dishwasher, built in wine cooler, larder cupboard with water softener, 2 electronic radiators, stone flooring

Bedroom 3 11' 2" x 10' 5" (3.40m x 3.18m)

Double glazed window, radiator, Neville Johnson wardrobes, carpet

Bedroom 4 11' 11" x 9' 9" (3.63m x 2.97m)

Double glazed window, radiator, carpet

Ground Floor Shower Room

Opaque glazed window, large shower beautifully tiled, low level wc wall hung wash hand basin with, chrome heated towel rail

Office Area

Just off the entrance hall perfect space for working from home with skylight window, radiator, carpet

Storage Space

Double doors with light and power, hot and cold water supply

Stairs to the first floor

Turning staircase with glass balustrade, spacious landing, with 3 skylight windows, 3 eaves storage cupboards, carpet, radiator

Bedroom 1 13' 9" x 9' 7" (4.19m x 2.92m)

Double glazed window and large double glazed tilt and turn window, radiator, carpet

Bedroom 2 14' 2" x 8' 10" (4.31m x 2.69m)

Double glazed window, radiator, carpet

First Floor Bathroom

Opaque double glazed window, free standing bath with waterfall mixer tap and shower attachment, walk in shower with oversize rain head above with separate hand held shower, low level wc, hourglass shaped pedestal wash hand basin with waterfall mixer taps, tiled walls and floors

Rear Garden 100' 0" x 37' 0" (30.48m x 11.28m)

Beautiful garden with large decked area leading down to a lawned area with railway sleeper borders featuring a great range of plants and shrubs.

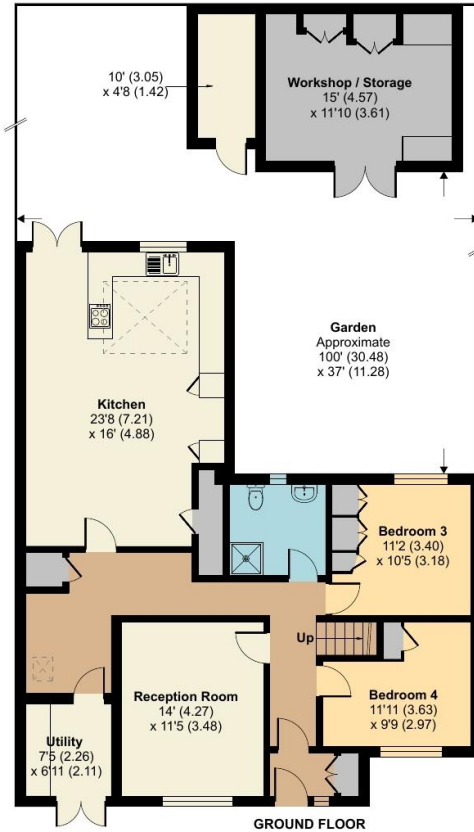
Summer House 15' 0" x 11' 10" (4.57m x 3.61m)

Detached with light and power, with own decked area and separate garden storage and 2 additional sheds, vegetable patches with water supply

Front Driveway

Generous space for parking multiple cars



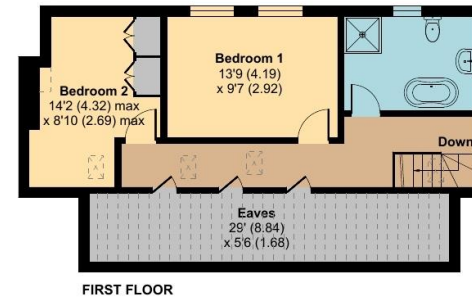


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Approximate Area = 1650 sq ft / 153.2 sq m
 Limited Use Area(s) = 182 sq ft / 16.9 sq m
 Outbuilding = 225 sq ft / 20.9 sq m
 Total = 2057 sq ft / 191 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntcocom 2024. Produced for Chattertons Estate Agents Ltd. REF: 965581

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

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