



Price Band £700,000 to £725,000

Crombie Road, Sidcup, DA15 8AT

Chattertons

EST 1893

# Extended chalet house

Price Band 700,000 to 725,000. This is an EXTENDED CHALET offered to the market in IMMACULATE CONDITION. The heart of the house is the OPEN PLAN kitchen dining and family room with GLASS VAULTED CEILING and BI FOLD DOORS spanning the rear of the property, meaning AL FRESCO dining achieved in MOMENTS.

The rest of the accommodation includes FORMAL LOUNGE with BEAUTIFUL FIREPLACE, 4 BEDROOMS, 2 BATHROOMS, UTILITY ROOM and GROUND floor cloakroom.

The garden is lovely and has a generous PATIO and laid to lawn.

Located in a good neighbourhood, with a great range of SHOPS and RESTAURANTS close by along with NEW ELTHAM MAINLINE STATION.

Perfect for a FAMILY this is a REAL GEM.



**Extended chalet**  
**Immaculate condition**  
**Super family, dining living room**  
**Bi fold doors**  
**Glass vaulted ceiling**

**Entrance Hall**

Radiator with display cabinet, loose lay flooring

**Lounge 15' 11" x 12' 3" (4.85m x 3.73m)**

Double glazed bay window, limestone fireplace with inset gas fire, built in cabinetry, radiator, carpet

**Dining Room 14' 4" x 12' 3" (4.37m x 3.73m)**

Loose lay flooring, open plan to Kitchen.

**Kitchen 18' 11" x 11' 7" (5.77m x 3.53m)**

Bi fold doors to the outside, bespoke double glazed vaulted ceiling, fitted wall and base units with quartz work top, Bosch double oven, Bosch microwave, integrated fridge freezer, additional integrated freezer, wine cooler, 5 ring gas hob with extractor hood and splash back, large island with quartz work top, integrated dishwasher, double bowl sink with mixer taps, loose lay flooring

**Utility Room**

Double glazed window, work surface with mixer taps, plumbing for washing machine, work surface with mixer taps

**Bedroom 4 9' 0" x 7' 7" (2.74m x 2.31m)**

Dual aspect double glazed windows, radiator, loose lay flooring

**4 bedrooms**  
**2 bathrooms**  
**Lovely garden**  
**Great neighbourhood**  
**Perfect for a family**

**Stairs to the first floor**

Access to loft, carpet, radiator, large airing cupboard housing the boiler and tank, additional storage cupboard

**Bedroom 1 12' 10" x 11' 2" (3.91m x 3.40m)**

Double glazed window, radiator, built in wardrobes, carpet

**En Suite**

Frosted double glazed window, large shower fully tiled with shelf for products, large rain head, low level wc, wall hung wash hand basin with mixer taps, chrome heated towel rail, tiled floor

**Bedroom 2 12' 10" x 12' 0" (3.91m x 3.66m)**

Double glazed bay window, radiator, carpet

**Bedroom 3 8' 3" x 7' 7" (2.51m x 2.31m)**

Double glazed window, radiator, carpet

**Bathroom**

Double glazed window and frosted double, shower bath with mixer taps, wall hung wash hand basin with mixer taps, low level wc, tiled floor

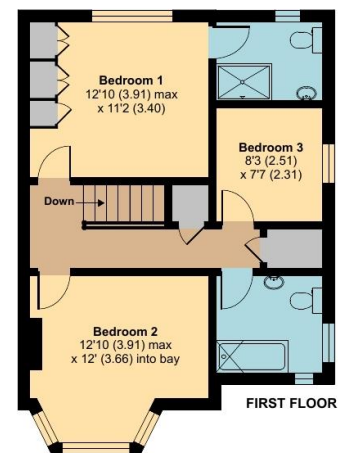
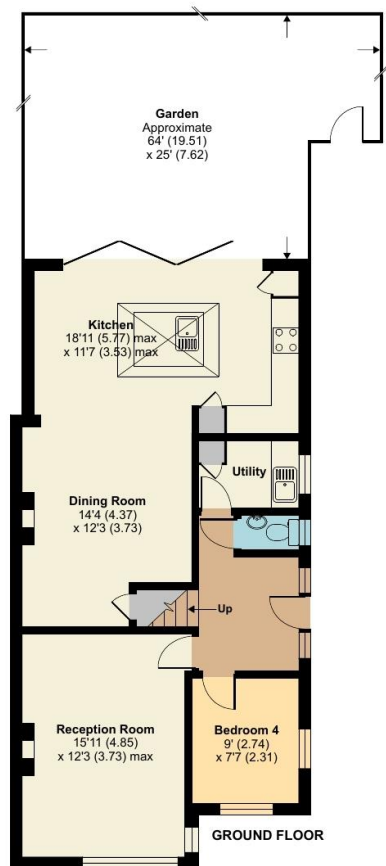
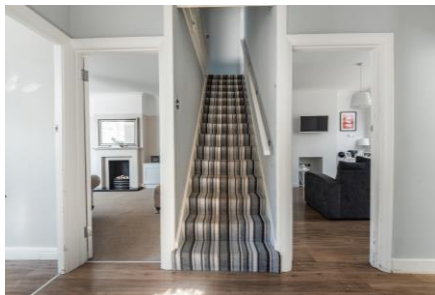
**Rear Garden 64' 0" x 25' 0" (19.51m x 7.62m)**

Laid to lawn with generous patio area, summer house

**Front Driveway**

Providing off road parking





## Crombie Road, Sidcup, DA15

Approximate Area = 1366 sq ft / 126.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Chattertons Estate Agents Ltd. REF: 754330

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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