



£955,000

Selborne Road, Sidcup, DA14 4QP

Chattertons

EST 1893

Stunning period house

Located in a great position very close by to Sidcup High Street and mainline station and at the same time in a lovely residential road. This is a stunning victorian property with bare brick exterior with driveway to the front and westerly facing garden. The accommodation is laid out on 3 levels and includes 5 bedrooms, 2 receptions and 2 bathrooms along with a cloakroom on the ground floor. The property has high ceilings and is presented in good condition. The high street is a moments walk away and is jam packed with great shops, services and restaurants and the mainline station is also within short walking distance and offers fast and frequent access into London. The location is show popular as a host of great Bexley schools are very nearby.



Stunning period house
Bare brick exterior
On 3 levels
5 bedrooms
2 bathrooms

Entrance Hall

Large front door with toughened glass and attractive coloured leaf design, star galaxy tiled floor, dado rail with lincrusta wallpaper

Lounge 15' 0" x 13' 4" (4.57m x 4.06m)

Double glazed bay window, double radiator, laminate flooring, open feature fireplace with beautiful surround

Dining Room 14' 0" x 12' 10" (4.26m x 3.91m)

Double glazed french doors to the garden, laminate flooring, double radiator,

Kitchen 23' 11" x 10' 4" (7.28m x 3.15m)

Double glazed french doors to the garden, 3 double glazed windows to the side, fitted wall and base units with corian work surface, sink unit with 1.5 bowl and mixer taps with separate spray, integrated fridge freezer, integrated dish washer, extractor hood

Utility Room

Plumbing and space for washing machine, boiler, immersion heater

Ground Floor Cloakroom

Low level wc, wash hand basin

Stairs to the first floor

Split landing, access to loft

Bedroom 5 10' 5" x 10' 5" (3.17m x 3.17m)

Double glazed window, built in wardrobe and dresser, radiator

2 receptions
Ground floor cloakroom
Westerly facing garden
Driveway with parking for 2-3 cars
Attached garage

Bathroom

Frosted double glazed window, panelled bath with mixer taps, low level wc, wash hand basin with mixer taps, tiled walls, vinyl floor covering

Bedroom 1 12' 7" x 12' 4" (3.83m x 3.76m)

Double glazed window, built in wardrobes and vanity with dresser, laminate flooring

En Suite

Frosted double glazed window, shower low level wc, wash hand basin with vanity, chrome heated towel rail, tiled surround

Bedroom 4 12' 8" x 10' 8" (3.86m x 3.25m)

Double glazed window, built in cupboards with solid wood top, radiator, laminate flooring

Stairs to the top floor

Double glazed window, carpet

Bedroom 2 14' 7" x 11' 1" (4.44m x 3.38m)

Double glazed window, radiator, laminate flooring

Bedroom 3 13' 2" x 12' 9" (4.01m x 3.88m)

Double glazed window, radiator, laminate flooring

Rear Garden 84' 5" x 28' 1" (25.71m x 8.55m)

Westerly facing, attractive mediterranean style garden with raised flower beds, summer house with light and power with separate fuseboard

Garage 22' 8" x 7' 0" (6.90m x 2.13m)

Attached to the side double doors with light and power, with driveway to the front providing parking for 2-3 cars





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Approximate Area = 1807 sq ft / 167.8 sq m

Garage = 160 sq ft / 14.8 sq m

Outbuilding = 96 sq ft / 8.9 sq m

Total = 2063 sq ft / 191.6 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). © nchecon 2024. Produced for Chattertons Estate Agents Ltd. REF: 1103687

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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