



Guide Price £1,250,000

Christchurch Road, Sidcup, DA15 7HE

Chattertons

EST 1893

4/5 bed detached house

Located in one of the premium roads in Sidcup is this stunning detached house offered to the market in immaculate condition. The heart of the house is this super social extended kitchen which is high end and open plan to a family space with spectacular vaulted ceiling. The rest of the accommodation includes 2 large receptions, 4/5 bedrooms and 2 bathrooms. The garden is beautifully secluded and the front driveway is private and can accommodate 3 cars. Properties in this neighbourhood are always in demand and this one is sure to be popular as it is presented as a turn key opportunity. The high street is a very short walk away which features an array of shops, services and restaurants and the mainline station is less than 10 minutes walk away. Being within the borough of Bexley opens up a multitude of great schools all close at hand.



Premium road in Sidcup
4-5 bedrooms
High end kitchen
Family room with vaulted ceiling
2 large receptions

Entrance Hall

Very spacious, parquet flooring

Lounge 17' 0" x 13' 10" (5.18m x 4.21m)

Double glazed bay window, double glazed window to the side, log burner with beautiful fireplace, panelled walls, parquet floor

Dining Room 17' 0" x 12' 11" (5.18m x 3.93m)

Double glazed doors to the garden, frosted double glazed window to the side, parquet flooring, column radiator

Kitchen Diner 22' 6" x 19' 7" (6.85m x 5.96m)

Fully fitted wall and base units and island all finished with quartz work surface, the island incorporates a large enamel sink unit with double bowl, mixer taps, separate filtered water tap, separate instant boiling water tap, integrated dishwasher, double oven, hob with extractor hood, family area with vaulted ceiling and large sliding doors to the outside

Utility Room

Frosted double glazed window, fitted wall and base units with work surface, plumbing for washing machine, enamel single drainer sink unit with 1.5 bowl and mixer taps

Bedroom 5 or Study 11' 5" x 8' 7" (3.48m x 2.61m)

Double glazed window, column radiator, carpet

2 bathrooms
Beautiful secluded garden
Immaculate condition
Private driveway
Bexley schools

Stairs to the first floor

Carpet runner, radiator, access to loft with ladder and light

Bedroom 1 17' 0" x 13' 1" (5.18m x 3.98m)

Double glazed bay window, radiator, picture rail, carpet

Bedroom 2 16' 10" x 13' 1" (5.13m x 3.98m)

Double glazed bay window, radiator, picture rail, carpet

Bedroom 3 15' 11" x 9' 4" (4.85m x 2.84m)

Double glazed window, radiator, carpet

En Suite

Finished in zinc, skylight window, walk in shower, wall hung wash hand basin with mixer taps, low level wc, cupboard housing mega flow, towel rail, tiled floor and walls

Bedroom 4 9' 11" x 9' 10" (3.02m x 2.99m)

Double glazed window, radiator, built in cupboard, carpet

Bathroom

Frosted double glazed window, walk in shower, panelled bath with central taps, pedestal wash hand basin, low level wc, medicine cupboard

Rear Garden 105' 0" x 47' 0" (31.98m x 14.31m)

Large garden with patio and laid to lawn with a great range of trees plants and shrubs, summer house, timber built shed, pergola with lights, side access

Front Driveway

Block paved with space for multiple cars





Christchurch Road, Sidcup, DA15

Approximate Area = 2197 sq ft / 204.1 sq m

Outbuilding = 161 sq ft / 14.9 sq m

Total = 2358 sq ft / 219 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). © nrschem.com 2024. Produced for Chattertons Estate Agents Ltd. REF: 1160670

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020 8859 4000

405 Footscray Road
New Eltham SE9 3UL

sales.neweltham@chattertons.org.uk

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