



£840,000

Harland Avenue, Sidcup, DA15 7NZ

Chattertons

EST 1893

Stunning 4 bed house

An absolute dream come true house offered to the market in pristine condition and perfect for the more discerning buyer, is this extended and remodelled 1930s semi detached residence. The location is so popular nestled amongst other residential roads within the borough of Bexley and in close proximity to a host of great Bexley schools.

The central attraction of the property is the ultimate open living space which features open plan living, dining and kitchen area which is flooded with light courtesy of the bi fold doors and triple skylight windows, featuring a log burner, led display wall and stone flooring with under floor heating, the rest of the accommodation includes a separate formal lounge, 4 bedrooms and luxury bathroom with freestanding bath and large walk in shower, together with a utility area and ground floor shower room.

Every inch of the house has been meticulously refurbished with oak flooring throughout the hallway, bedrooms and the beautiful stairway. The whole property is decorated in light and neutral colours and is completed with contemporary doors, double glazing and gas central heating.

At the rear of the garden is a detached studio/office with bi folding doors, under floor heating complete with own kitchen and cloakroom.

Also has a good size driveway. Offered to the market chain free.



Dream Come True House
Extended Semi Detached Residence
Ultimate Open Plan Living Space
Bi Fold Doors
Log Burning Stove

Entrance Porch

Tiled floor

Entrance Hall

Tiled floor, vertical radiator

Lounge 13' 2" x 9' 9" (4.01m x 2.97m)

Double glazed bay window with shutters, vertical radiator, fireplace, fitted shelves, carpet

Kitchen and Family Room 26' 1" x 22' 9" (7.94m x 6.93m)

Bi fold doors to the rear, 3 skylight windows, built in wall and base units with marble style granite work surface, rangemaster, integrated eye level microwave, island with butler sink with chef style tap, integrated dishwasher, tiled floor with under floor heating, plenty of space for living and dining, log burner, integrated display shelves

Ground Floor Shower Room

Double shower, wall hung wash hand basin with mixer taps, low level wc, tiled walls, chrome heated towel rail, laminate flooring

Utility Room 12' 7" x 7' 8" (3.83m x 2.34m)

Space for white goods side by side and plumbing for washing machine

Stairs to the First floor

Oak staircase to the first floor

Detached Garden Studio/Office
Pristine Condition
Great Location
Meticulously Refurbished
Sonos Sound System ready

Bedroom 1 15' 9" x 8' 10" (4.80m x 2.69m)

Double glazed bay window with shutters, oak flooring, vertical radiator

Bedroom 2 13' 0" x 9' 6" (3.96m x 2.89m)

Double glazed window with shutters, oak flooring, radiator

Bedroom 3 15' 6" x 8' 1" (4.72m x 2.46m)

Double glazed window with shutters, radiator, oak flooring

Bedroom 4 9' 4" x 5' 11" (2.84m x 1.80m)

Double glazed window with shutters, radiator, oak flooring

Family Bathroom

2 frosted double glazed windows, large free standing bath with free standing tap, large walk in shower, dual sinks with mixer taps, low level wc, tiled walls and floor, cupboard housing boiler

Rear Garden 54' 0" x 26' 0" (16.45m x 7.92m)

Very neat finished in high quality artificial grass, 2 borders with great range of plants and shrubs, tiled patio and pathway which match the tiles in the kitchen and the garden summer house

Garden Studio 20' 0" x 12' 10" (6.09m x 3.91m)

Detached with bi folding doors, tiled floor with under floor heating, fitted kitchen with large breakfast bar, integrated under counter fridge, sink unit, door to wc with sink

Garage 7' 8" x 4' 4" (2.34m x 1.32m)

Most of the garage has been used to provide a shower room and utility a small part remains which is great storage with a remote shutter door

Private Driveway

With parking for multiple cars





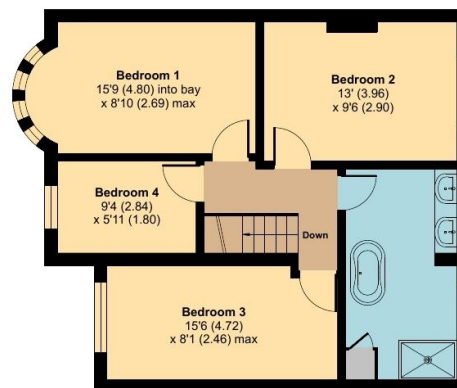
Harland Avenue, Sidcup, DA15

Approximate Area = 1566 sq ft / 145.4 sq m

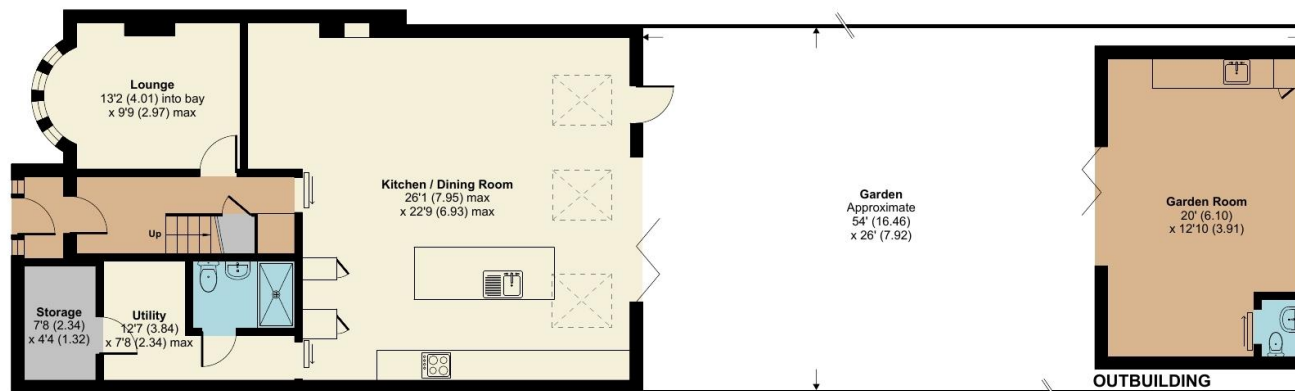
Outbuilding = 257 sq ft / 23.8 sq m

Total = 1823 sq ft / 169.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1193255

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:

020 8859 4000

405 Footscray Road
New Eltham SE9 3UL

sales.neweltham@chattertons.org.uk

Chattertons

EST 1893