



£875,000

Old Forge Way, Sidcup, DA14 4QL

Chattertons

EST 1893

This absolutely stunning character house really is very classy and whilst retaining all of its charm and character of its original build era of the 1930s has also been updated to a very high standard for modern day living. The heart of the house is the show stopping kitchen which has a high end finish and is open plan to the large dining room which is flooded with light from the bi fold doors and 2 velux windows. The rest of the accommodation includes a large lounge with grand fireplace and log burner, 3 good size bedrooms along with a bathroom and separate wc upstairs with cloakroom on the ground floor. The entrance hall features a large open fireplace and the house has all the original doors and matching handles and the entire ground floor is finished in engineered oak herringbone flooring. The outside is beautiful with a lovely wide garden with a side area featuring a covered dining and BBQ area complete with bar. To the front is a driveway. The development is extremely picturesque and peaceful and yet only minutes from Sidcup High Street and mainline train station. Step back in time in style.



Sunning character house
Picturesque and peaceful setting
Show stopping kitchen open plan to dining room
Bi fold doors
3 good size bedrooms

Entrance Hall

Window to the front, beautiful open fireplace, under stairs storage cupboard, column radiator, engineered oak herringbone flooring

Lounge 17' 2" x 13' 3" (5.23m x 4.04m)

Window to the front, grand fireplace with log burner, column radiator, engineered oak herringbone flooring, open plan to dining room

Dining Room

Bi fold doors to the outside, 2 velux windows, engineered oak herringbone flooring, integrated floor to ceiling units providing extra storage

Kitchen Diner

Open plan to the bright dining room, fitted wall and base units with quartz work surface, 1.5 sink unit with quooker instant boiling water and mixer tap, large island, integrated oven, induction hob, extractor hood, full height integrated fridge and full height integrated freezer, integrated dishwasher, extractor fan, column radiator, engineered oak herringbone flooring

Ground Floor Cloakroom

Frosted window, wc, wash hand basin

Stairs to the first floor

Carpet, window to the side

Ground floor cloakroom
Beautiful garden and private driveway
Outdoor covered dining and BBQ area with bar
All character retained but immaculate
Minutes from Sidcup High Street

Bedroom 1 13' 1" x 9' 10" (3.98m x 2.99m)

2 windows, column radiator, built in wardrobes, carpet

Bedroom 2 13' 1" x 9' 1" (3.98m x 2.77m)

Window to the front, column radiator, additional built in cupboard

Bedroom 3 10' 6" x 8' 10" (3.20m x 2.69m)

Double glazed window to the rear, built in wardrobes, column radiator, additional cupboard, fireplace

Bathroom

Frosted double glazed window, panelled bath with bath filler and shower unit with screen, tiled walls, pedestal wash hand basin with mixer taps, column radiator with heated towel rail, vinyl floor covering

Separate WC

Frosted double glazed window, wc, vinyl floor covering

Rear Garden 49' 3" x 38' 7" (15.00m x 11.75m)

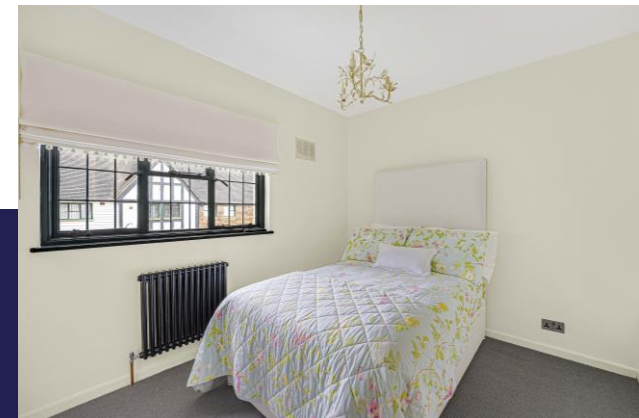
Southerly aspect, good size garden which is lovely and wide, patio area, large high grade artificial grass, plants trees and flower borders, side access, cupboard which stores the boiler.

Covered Dining Area 18' 4" x 6' 11" (5.58m x 2.11m)

Tucked around the side of the house, covered area with on board heater and built in BBQ with preparation areas and space for log storage, room for large dining table, door to bar which has mirrored wall with optics and built in wine cooler. When it rains the party can continue

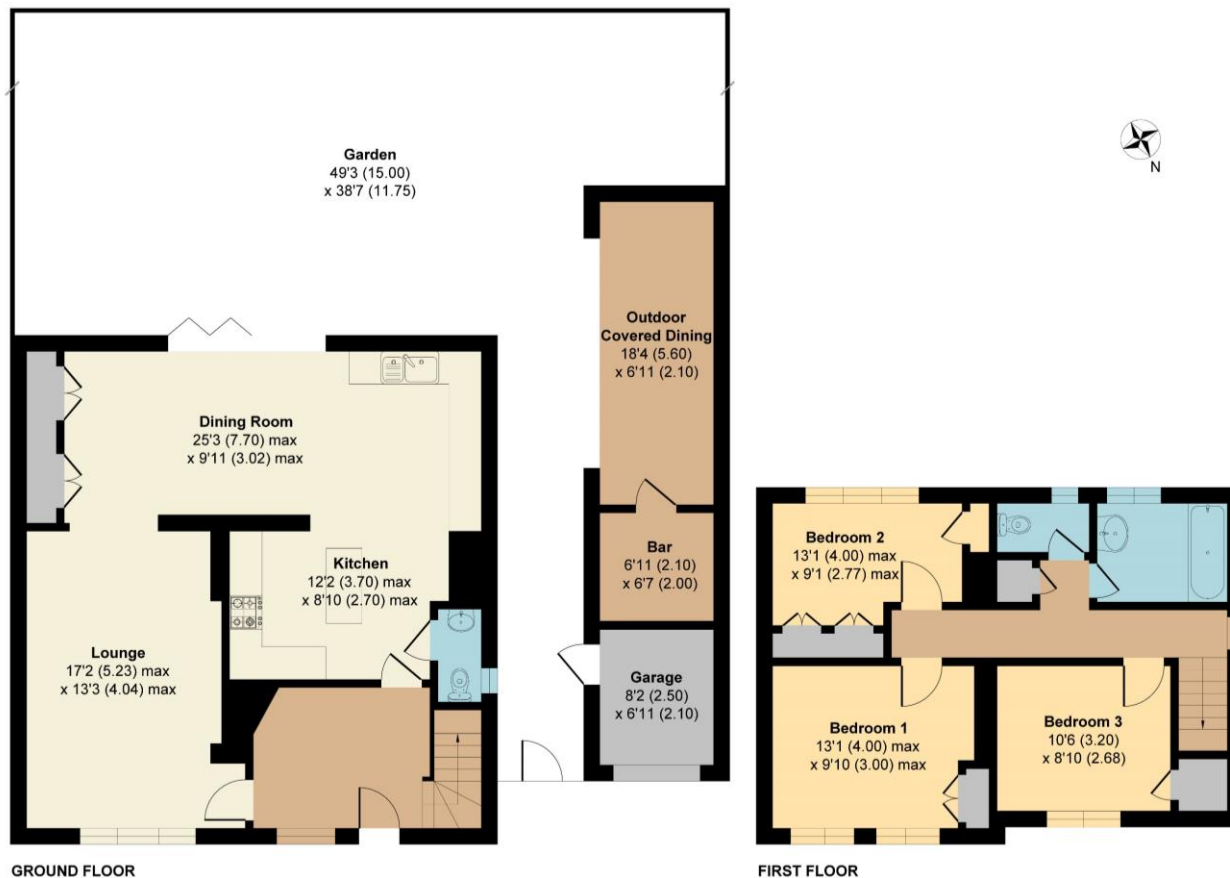
Garage 8' 2" x 6' 11" (2.49m x 2.11m)

Accessed from the side and front this space has been reduced to accommodate the bar and is now useful storage space





Approximate Area = 145 sq ft / 1559 sq m (Includes Outbuilding)



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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