



£899,995

Marechal Niel Avenue, Sidcup, DA15 7PD

Chattertons

EST 1893

Stunning 4/5 bed house

We present this stunning house which has been extended to perfection, the owners have managed to create a work of art. The start of this house journey starts in the spacious entrance hall which is finished in herringbone style engineered flooring with under floor heating, this leads to a massive kitchen dining family room which is a show stopping space, featuring a high end kitchen with island this is the impressive heart of the house. The rest of the accommodation includes 5 bedrooms (3 upstairs and 2 on the ground floor), 3 bathrooms, and utility room. The house is in first class condition and the owners have finished the house with high quality materials and the master bedroom has air conditioning. The rear garden is a good size and complete with a summer house and to the front is a driveway providing parking for multiple cars. Located in a nice road within close proximity to New Eltham and Sidcup and great local shops, along with a brilliant range of schools also close at hand.



Stunning house with triple glazing
4 bedrooms ,2 receptions and 3 bedrooms
Catchment of outstanding Dulverton school
Air conditioned master bedroom
58 metre square show stopping kitchen dining space

Entrance porch

Entrance hall

Very spacious, herringbone style engineered wood floor with under floor heating, panelled walls

Bedroom 2 12' 11" x 9' 5" (3.93m x 2.87m)

Triple glazed window, herringbone style engineered wood flooring with under floor heating.

Bedroom 5/ Lounge 16' 1" x 13' 1" (4.90m x 3.98m)

2 triple glazed windows, herringbone style engineered wood floor with under floor heating

Kitchen dining 26' 11" x 23' 3" (8.20m x 7.08m)

58 metre square of space, skylight window, triple glazed window to the side, 2 sets of bi folds, herringbone style engineered wood flooring with under floor heating, fitted kitchen with a large range of storage completed with quartz work surface, rangemaster oven, space for fridge freezer, island finished with quartz with butler sink with mixer taps, cupboard with vaillant combi boiler, open plan to large dining area

Family area 14' 6" x 10' 7" (4.42m x 3.22m)

Herringbone style engineered flooring with under floor heating, triple glazed doors to the garden

Utility room 6' 9" x 6' 0" (2.06m x 1.83m)

Base units with wood work surface, stainless steel single drainer sink unit with mixer taps, plumbing for washing machine and space for 2 white goods, ceiling fitted dryer, cupboard housing megaflor unit

Ground floor shower room

Frosted triple glazed window, walk in shower. low level wc, wash hand basin with mixer taps, tiled walls and floors

Spacious entrance hall
Utility room
Driveway with space for multiple vehicles
Rear garden with summer house
Immaculate condition

Beautiful stairway to the first floor

Panelled walls, oak staircase with glass balustrade, skylight window, eaves storage

Bedroom 1 16' 9" x 12' 8" (5.10m x 3.86m)

With daikin air conditioning, triple glazed Juliet balcony, triple glazed window deep pile carpet

En Suite

Triple glazed skylight window, eaves storage, free standing bath with free standing tap and shower, low level wc, wall hung wash hand basin, tiled walls and floor, under floor heating

Bedroom 3 12' 11" x 6' 6" (3.93m x 1.98m)

Triple glazed window vertical radiator, laminate flooring

Bedroom 4 9' 1" x 6' 2" (2.77m x 1.88m)

Triple glazed skylight window, eaves storage

Family bathroom

Triple glazed skylight window, shower with herringbone style tiled walls and screen, wash hand basin with mixer taps, wc with button flush, tiled floor and walls

Rear garden 85' 4" x 29' 7" (25.99m x 9.01m)

Laid to lawn with patio areas

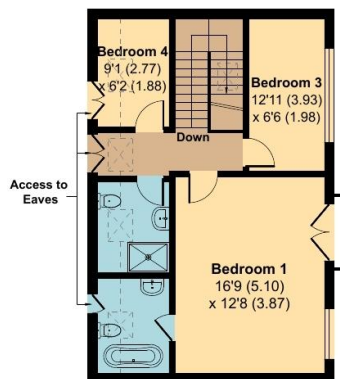
Summer house 26' 1" x 13' 0" (7.94m x 3.96m)

With light and power, professionally constructed with quality materials and full insulation, making it suitable for use throughout the year

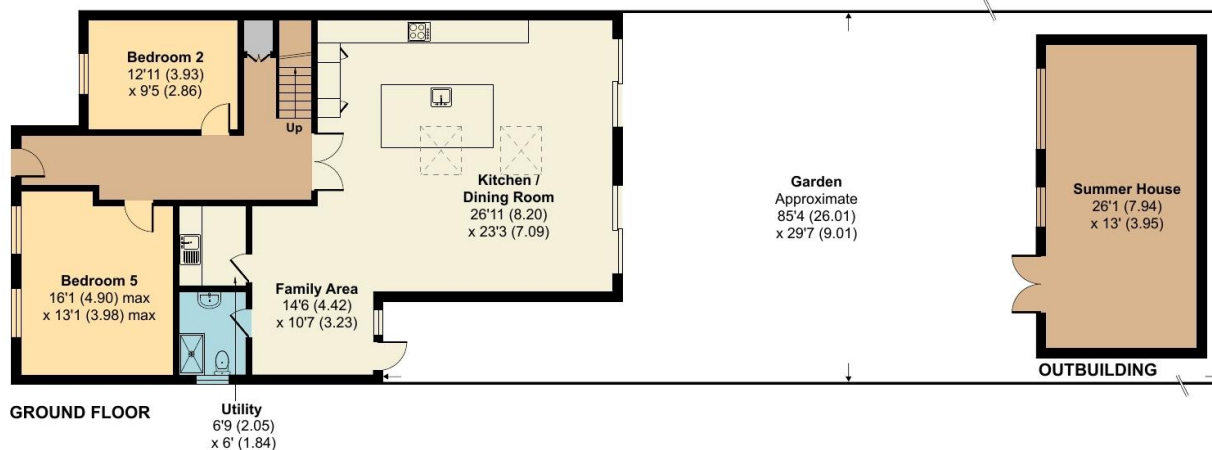
Front driveway

Blocked paved with lovely front garden, off road parking





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: 1207052

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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Marechal Niel Avenue, Sidcup, DA15

Approximate Area = 1870 sq ft / 173.7 sq m

Limited Use Area(s) = 60 sq ft / 5.5 sq m

Outbuilding = 338 sq ft / 31.4 sq m

Total = 2268 sq ft / 210.6 sq m

For identification only - Not to scale

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