



York Avenue, Sidcup



Harpers & Co



York Avenue

Sidcup

4 BEDROOM IMMACULATE SEMI DETACHED FAMILY HOME | FRONT RECEPTION ROOM | LARGE KITCHEN / DINING / LIVING AREA | UTILITY ROOM | BEDROOM 4 / STUDY | GROUND FLOOR SHOWER ROOM | MASTER BEDROOM WITH DRESSING AREA & ENSUITE | 2 FURTHER DOUBLE BEDROOMS | FAMILY BATH/SHOWER ROOM | SECLUDED REAR GARDEN | OFF STREET PARKING | EXCELLENT CATCHMENT AREA FOR SCHOOLS | CLOSE PROXIMITY TO STATION | SOUGHT AFTER LOCATION

Superb extended 4 bedroom home

SUPERB VERY HIGH SPEC and uncompromising attention to detail in this beautiful large extended 4 bed semi in the desired location of York Avenue. This house is possibly one of the best extended semis we have seen for some time with no expense spared in decorating to an excellent standard providing a unique space.

The ground floor comprises an impressive hallway that leads to an immaculate large front reception room with fireplace followed by a study room/ bedroom with front garden views. Just off the hallway is an immaculate family bath/shower room and off of this an open plan kitchen/diner and reception. This area is instantly impressive and provides wonderful and functional family space with a large Island in the kitchen marking it to be the focal point and "heart" of the home. Off the kitchen is a pantry and on the other side a very well designed utility room with additional basin, bespoke storage and separate access door to the front and garden.

The first floor comprises 3 double bedrooms with the master having its own dressing room and impressive en-suite. The other two bedrooms are both large and equally well appointed throughout and the family bathroom comprises a bath and a shower which is lavishly appointed.

The rear garden is secluded and quiet with mature trees and shrubs and the property boasts off street parking to front for several vehicles.



Accommodation

Entrance Hall

Hard wood door to side with frosted glass insert to both sides, wood flooring, coved ceiling, skirting, multiple power points, radiator.

Front Reception room 16' 10" x 12' 2" (5.13m x 3.71m)

Double glazed bay window to front with plantation shutters, coved ceiling, skirting, pendant light to ceiling, wood flooring, radiator, multiple power points, wall lights, feature fireplace (untested).

Open plan Kitchen/living/dining area 21' 11" x 18' 5" (6.69m x 5.62m)

Double glazed bi-fold doors to rear, skylight, spotlights to ceiling, skirting, wood flooring, range of fitted gloss wall and base units with quartz work surface and built in sink and drainer, built in double oven and microwave, island with induction hob and units, extractor, integrated dishwasher, opening to pantry with shelving and storage, multiple power points, door to utility room.

Utility room 13' 5" x 6' 0" (4.10m x 1.82m)

Hard wood door to front access, spotlights to ceiling, wood flooring, skirting, wall and base units with work surface over, sink and drainer units, boiler within bespoke storage, plumbed for washing machine and tumble dryer, radiator, multiple power points.

Bedroom 4 / Study 10' 4" x 7' 11" (3.15m x 2.41m)

Double glazed square bay window to front with plantation shutters, coved ceiling, skirting, pendant light to ceiling, carpet, radiator, multiple power points,

Ground floor shower room

Frosted double glazed window, spotlights to ceiling, fully tiled walls and flooring, low level WC, vanity wash hand basin, enclosed shower cubicle with chrome fixture and fittings, heated towel rail.

Landing

Carpeted stairs, coved ceiling, skirting, pendant light to ceiling, wood flooring.

Bedroom 1 16' 8" x 12' 2" (5.09m x 3.72m)

Double glazed bay window to front with plantation shutters, spotlights to ceiling, skirting, wood flooring, radiator, multiple power points, wall lights, built in wardrobes.



Ensuite dressing room and shower room

Dressing room: Double glazed window to front with plantation shutters, spotlights, wood flooring, built in wardrobes and storage, multiple power points, radiator. Ensuite: Frosted double glazed window, spotlights, tiled walls and flooring, low level WC, vanity wash had basin, walk in shower, heated towel rail, extractor, wall mounted mirror, electric shaver point,

Bedroom 2 15' 10" x 13' 7" (4.82m x 4.14m)

Double glazed window to rear, skirting, spotlights to ceiling, wood flooring, radiator, wall lights, multiple power points, built in dresser and wardrobes.

Bedroom 3 11' 10" x 7' 7" (3.60m x 2.30m)

Double glazed window, skirting, pendant light to ceiling, radiator, wood flooring, built in wardrobes.

Bathroom

Frosted double glazed window, spotlights, extractor, fully tiled walls and flooring, low level WC, vanity wash hand basin, bath with hand held shower attachment, walk in shower, heated towel rail, underfloor heating.

Rear garden 88' 7" x 29' 2" (27.00m x 8.90m)

Sandstone patio area, mainly laid to lawn with trees and shrub borders, outside lighting, outside tap, shed, secluded and quiet.

Driveway

Sandstone driveway to front for several vehicles, shrub borders, outside lighting, outside tap, power point.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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