



Harpers & Co

Hamilton Road

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Sidcup

VICTORIAN 4 DOUBLE BEDROOM SEMI DETACHED HOUSE | 2 RECEPTION ROOMS | FULLY FITTED KITCHEN / DINING AREA | GROUND FLOOR CLOAKROOM | 2 FAMILY BATHROOMS | 4 DOUBLE BEDROOMS | LANDSCAPED REAR GARDEN | GYM ROOM / SUMMERHOUSE | PARKING TO FRONT | CATCHMENT AREA FOR LOCAL SCHOOLS | CLOSE PROXIMITY TO HIGH STREET |

Property Summary

IMMACULATE & SPACIOUS 4 BEDROOM 2 BATHROOM VICTORIAN SEMI-DETACHED HOUSE Set over 3 floors and within close proximity to the high street and the areas best schools. We are truly delighted to offer this immaculate and no expense spared period property that is an absolute credit to the current owners. This property features all the joys of a period home, high skirting, fireplaces, two elegant reception rooms, 4 double bedrooms and 2 luxurious bathrooms with a wonderful secluded garden and an added bonus of a gym/summerhouse/storage to rear.

This property comprises of 2 reception rooms, a ground floor WC, bespoke kitchen with parquet flooring and underfloor heating with dining area overlooking attractive rear garden views. To the first floor there are 3 double bedrooms and family bath/shower room. To the second floor there is a double bedroom with eaves storage and another bathroom. Externally the garden is secluded and well designed for entertaining with a gym/summerhouse to the rear. This property is a real gem and is impressive the second you enter. Intelligently designed it flows well with good access and functionality throughout providing wonderful family living space living.

Within close proximity to Sidcup High Street with restaurants, coffee shops, new Cinema and High Street stores. This property is also within catchment to most of the areas best primary, secondary and grammar schools. Viewings by appointment only through sole agents Harpers & Co. Call us and see our video and award winning marketing.



Entrance hall 19' 8" x 6' 7" (6m x 2m)

Original hardwood door, fluted opaque glass inserts, brass fixture and fittings, oak parquet herringbone throughout, high skirtings, picture rail, pendant light to ceiling, brushed chrome industrial style radiator smoke alarm, multiple power points, under stair storage with integrated cloakroom and coat area with basket effect storage.

Front reception 14' 5" x 12' 6" (4.40m x 3.80m)

Large new UPVC sash window to front, plantation shutters, oak parquet herringbone flooring throughout, high skirtings, picture rail, pendant light to ceiling, brushed chrome industrial style radiator, grey marble fireplace with Victorian tiled surround with black hearth, multiple power points.

Reception 2 13' 3" x 10' 5" (4.05m x 3.17m)

French doors leading to rear garden, oak parquet herringbone throughout, high skirtings, picture rail, pendant light to ceiling, brushed chrome industrial style radiator, multiple power points.

Ground floor cloakroom

Opaque UPVC sash window with venetian blind, oak parquet herringbone effect throughout, LED spotlights to ceiling, low level WC, shaker effect basin with taps, chrome towel rail, white gloss half tiled walls, integrated mirror, white industrial style radiator,

Kitchen / Diner 30' 10" x 10' 10" (9.41m x 3.30m)

Oak parquet herringbone throughout with step down leading to dining area, LED spotlights to ceiling, Oak painted shaker style designer kitchen wall and base units with brushed chrome fixture and fittings, quartz grey white worksurfaces over, integrated Samsung tumble dryer and washing machine, integrated space for American fridge freezer, large 5 ring gas hob, space for large industrial oven, extractor, integrated smoke alarm, exposed steel period features, shelving throughout, 2 large UPVC windows letting in a flood of light both with venetian blinds, ample storage throughout, large breakfast bar with 2 pendant lights over, double sink chrome mixer with hot tap, tiled splashback, panelled wall to dining area, porcelain tiled flooring, large skylight, black crital style doors, multiple power points.

First Floor Landing

Period style banisters fully carpeted throughout, pendant light to ceiling, high skirting, radiator.

Bedroom 1 16' 9" x 14' 6" (5.11m x 4.43m)

UPVC sash windows to front, plantation shutters, fully carpeted throughout, high skirting, coving, picture rail, pendant light to ceiling, white period fireplace with wrought iron insert, integrated wardrobes, radiator with TRV valve, multiple power points with USB ports.







Bedroom 2 17' 2" x 10' 11" (5.22m x 3.32m)

Fully carpeted throughout, skirting, coving, pendant light to ceiling, panelled wall, radiator, inbuilt sliding wardrobe, UPVC bay window with attractive rear garden views, multiple power points with USB port.

Bedroom 3 13' 3" x 10' 5" (4.05m x 3.17m)

UPVC window with venetian blind and attractive rear garden view, fully carpeted throughout, skirting, coving, pendant light to ceiling, radiator with TRV valve, multiple power points with USB ports, white period fireplace with wrought iron insert.

Family bathroom 12' 2" x 10' 6" (3.7m x 3.2m)

LED spotlights to ceiling, opaque UPVC sash window with venetian blind, low level WC, inbuilt vanity unit with LED light above, white over panelled bath chrome period features, towel rail, shaker style candle stick shower attachment, large porcelain basin with oak built in vanity unit, large glass enclosure shower with Amazon rainforest style shower head, storage.

Second floor landing

Carpeted, pendant light to ceiling, smoke alarm.

Bedroom 4 18' 2" x 9' 6" (5.53m x 2.90m)

2 UPVC windows, large Velux window, skirting, multiple power points, pendant light to ceiling, eaves storage, inbuilt wardrobes, storage, radiator.

Bathroom 7' 7" x 6' 11" (2.3m x 2.1m)

Velux window, low level WC, wash hand basin, panelled bath with gold candle stick attachment over, LED wall mounted mirror, gold heated towel rail, LED spotlights, green fluted designer tile.

Rear garden 39' 4" x 19' 8" (12.00m x 6.00m)

Paved patio area, inbuilt BBQ area, garden wall light to exposed brickwork, raised flower beds, grass area, new fencing.

Gym / summerhouse 15' 7" x 11' 4" (4.75m x 3.45m)

Grey UPVC doors, LED spotlights to ceiling, grey wood flooring, skirting, multiple power points, currently used as a gym.

Driveway to front

Blocked paved driveway and new fencing and side gate.





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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.



Understated, elegant and filled with period features and opulence.

A wonderful family space.

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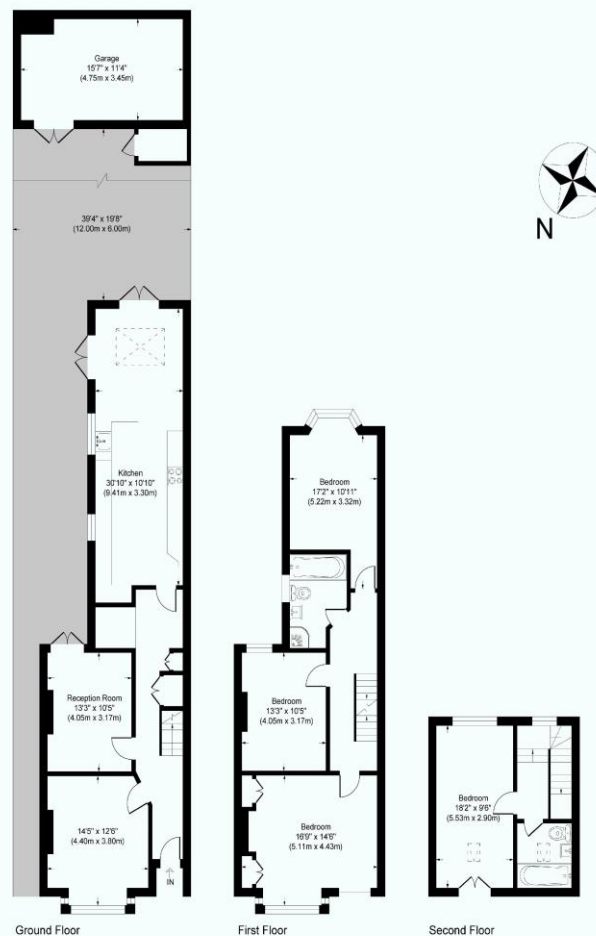
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Approximate Gross Internal Area

Ground Floor = 79.5 sq m / 857 sq ft

First Floor = 67.5 sq m / 727 sq ft

Second Floor = 28.2 sq m / 304 sq ft

Garage = 21.0 sq m / 227 sq ft

Total = 196.5 sq m / 2115 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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