



Blackfen Road, Sidcup



Harpers & Co



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Blackfen Road

Sidcup

- NEW SECLUDED DEVELOPMENT
- FOUR DOUBLE BEDROOMS
- CHOICE OF 3 DETACHED PROPERTIES
- HIGH SPECIFICATION THROUGHOUT
- DESIGNER KITCHEN WITH ISLAND
- BIFOLD DOORS
- DESIGNER BATHROOMS
- EXCELLENT FUNCTIONAL SPACE
- 10 YEAR BUILD ZONE WARRANTY
- LANDSCAPED GARDENS

Blackfen Road, Sidcup

Property Summary

NEW INSTRUCTION Detached 4 bedroom house (one of three) in private cul de sac in Blackfen in catchment to excellent schools and in close proximity to Falconwood and Welling mainline train stations with fast trains to London Bridge and Charring Cross.

Harpers & Co. are delighted to present to the open market, three EXCLUSIVE & SPACIOUS four bedroom townhouses. Being located in a secluded yet well situated location, minutes from local Shops, Restaurants, Bars and Outstanding Primary and Secondary Schools. All three properties are finished to an exceptionally high standard, which include double glazed sash windows and bi-fold doors, Amtico herringbone flooring, plush carpets, high-end appliances to the fully fitted kitchen, smart showers, and LED lighting to the newly finished access road. The properties each boast paved and secure off street parking, bin stores with each house having dedicated spaces for 2 cars and spaces for visitors also. These properties are beautifully finished and would ensure the purchaser secures a wonderful family home.

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Accommodation

Front reception 18' 0" x 11' 4" (5.49m x 3.46m)

Hardwood door, skirting, coving, herringbone effects vinyl flooring, industrial designer rads with TRVs, spots to ceiling, aerial point, UPVC sash windows.

Kitchen/Diner 18' 1" x 15' 10" (5.50m x 4.83m)

Designer kitchen suite with wall and floor mounted soft closing units, marble island, designer Dublin style basin with drainer and chrome mixer taps, 4 ring electric hob, oven and designer extractor. skirting, coving, herringbone effects vinyl flooring, industrial designer rads with TRVs, spots to ceiling, aerial point, UPVC sash windows. Under-stairs storage and bi fold doors to attractive and landscaped rear garden.

Ground floor WC 4' 3" x 3' 3" (1.3m x 1m)

Vinyl flooring, low level WC with push rod waste, low level designer basin with chrome mixer taps, spot light to ceiling and heated towel rail, extractor.

Bedroom 1 11' 6" x 10' 9" (3.50m x 3.27m)

Solid Oak door, fully carpeted throughout, skirting, coving, multiple plug points, spotlights to ceiling, rads with TRVs, sash window with attractive rear garden view.

Bedroom 2 13' 3" x 10' 6" (4.05m x 3.20m)

Solid Oak door, fully carpeted throughout, skirting, coving, multiple plug points, spotlights to ceiling, rads with TRVs, sash window with attractive front garden view.

Bedroom 3 8' 10" x 8' 0" (2.70m x 2.43m)

Solid Oak door, fully carpeted throughout, skirting, coving, multiple plug points, spotlights to ceiling, rads with TRVs, sash window with attractive front garden view.

Family Bathroom 6' 7" x 7' 3" (2m x 2.2m)

Solid Oak door, porcelain tiles with glass shower enclosure with chrome power shower and mixer taps, low level vanity unit with integrated porcelain basin, power points, mirror and low level WC with push rod waste. Built in extractor and opaque double glazed sash window. Chrome fixture and fittings throughout. Chrome heated towel rail.

Bedroom 4 Loft with ensuite 22' 3" x 18' 1" (6.77m x 5.50m)

Solid Oak door, fully carpeted throughout, skirting, coving, multiple



plug points, spotlights to ceiling, rads with TRVs, sash window with attractive rear garden elevated view. En-Suite White and grey Carrera style porcelain marble effect tiles with white over paneled bath with glass shower enclosure with chrome power shower and mixer taps, low level vanity unit with integrated porcelain basin, power points, mirror and low level WC with push rod waste. Built in extractor and opaque double glazed sash window. Chrome fixture and fittings throughout.

Rear Garden 45' 0" x 20' 0" (13.71m x 6.09m)

Paved raised patio area, artificial to main area and planted borders with new secluded high quality fencing.

Harpers & Co Special Remarks

Harpers & Co are delighted to offer these 3 detached 4 bedrooms exclusive estates in a private cul de sac. Harpers have worked with these developers before and they consistently provide excellent high quality designs and quality interiors. These three properties are of excellent quality and have fantastic living areas that would suit singletons, couples and families.

View today through award winning Harpers & Co on 01322 524425





TOTAL FLOOR AREA: 1309 sq.ft. (121.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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