



28 Elm Road, Sidcup, DA14 6AD

HUNTERS[®]
EXCLUSIVE

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Asking Price £1,400,000

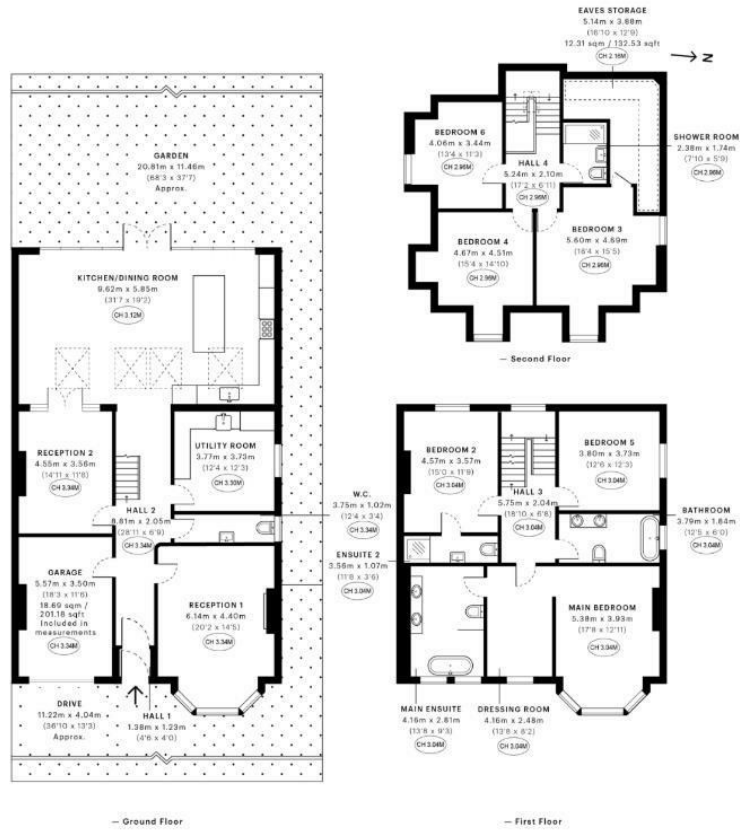
Excellent Investment Opportunity. This exceptional property is currently registered as a Location House with multiple leading agencies and listed on Airbnb. It has an impressive track record, having been booked by major brands such as John Lewis, Sanex, and Panasonic. The house has also welcomed high-profile guests. Most recently, it featured in Panasonic's Instagram campaign. The buyer has the rare chance to acquire the property fully furnished, including all art and interiors, allowing for immediate income generation. Full booking history and earnings are available upon request for serious buyers.

Nestled on the picturesque Elm Road in Sidcup, this stunning Victorian detached family home spans an impressive 3,549 square feet. With six/seven spacious bedrooms and four well-appointed bathrooms, it is perfect for families seeking comfort and style. Upon entering, you are welcomed by a grand entrance hall leading to three inviting reception rooms, including a sophisticated bay-fronted living room. The heart of the home is the extended open-plan family, dining, and kitchen area, filled with natural light, ideal for entertaining.

The first floor features three double bedrooms, highlighted by a luxurious master suite with a dressing room/study and an en suite bathroom boasting his and hers sinks, a walk-in shower, and a beautiful pebble-style bath. The second bedroom also enjoys its own en suite, while a family bathroom serves the remaining rooms. The second floor offers an additional three double bedrooms and a shower room, ensuring ample space for family and guests.

Externally, the property includes a delightful rear garden, an integral garage, and off-road parking for two vehicles. This home not only provides a wonderful living environment but also presents a unique business opportunity, having attracted celebrity guests and featured in advertisements for renowned brands. Perfectly situated near local schools, shops, and transport making this a truly unique home.

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334.87 sqm / 3604.51 sqft

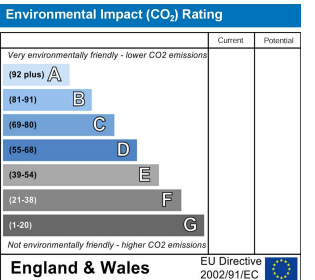
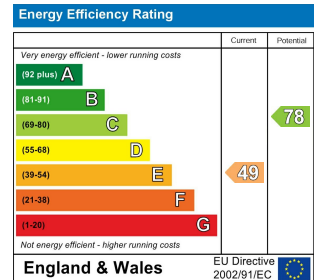
 273.80 sqm / 2940.23 sqft

 6.09 sqm / 65.92 sqft


 7.94 sqm / 85.31 sqft

spec verified floor plans are produced to agreed standards using best practices of Chartered Building Property Measurement Standards. Plans and garden area included only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown are the individual room lengths and widths. We have measured the gross area of measurements to the nearest square meter.

SPEC ID: 56373aac6156e430ddcf6a76b0



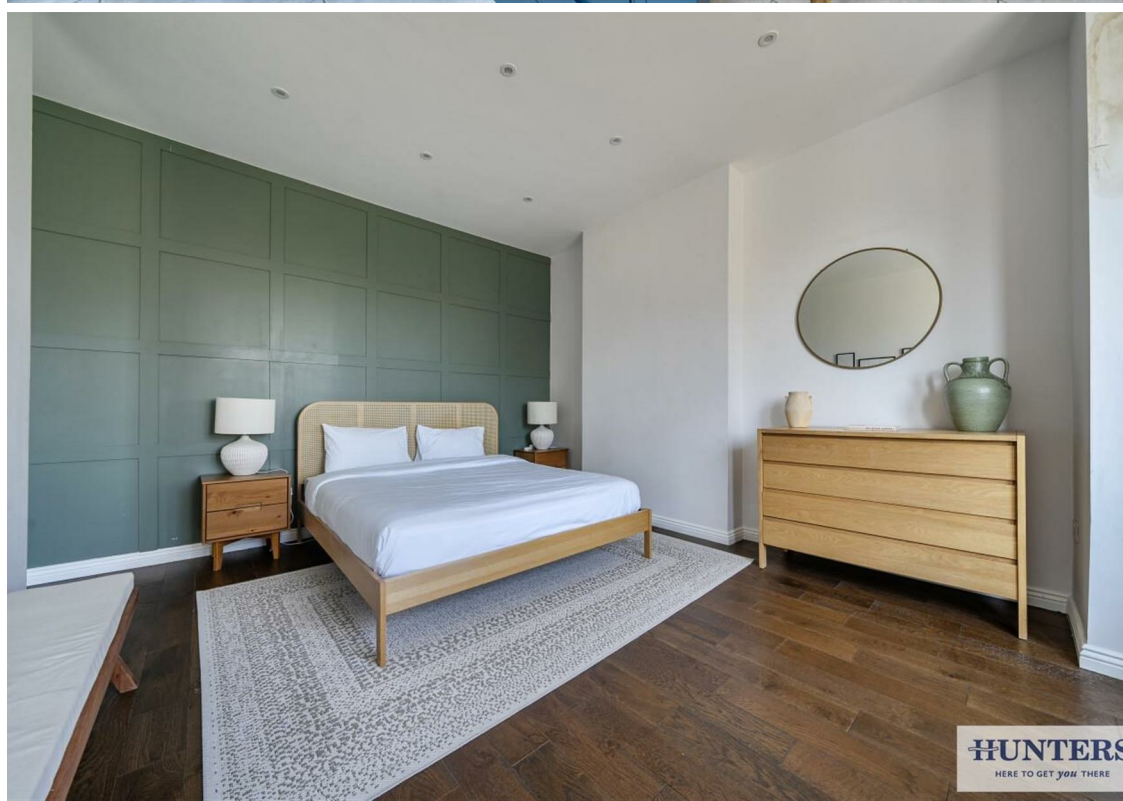
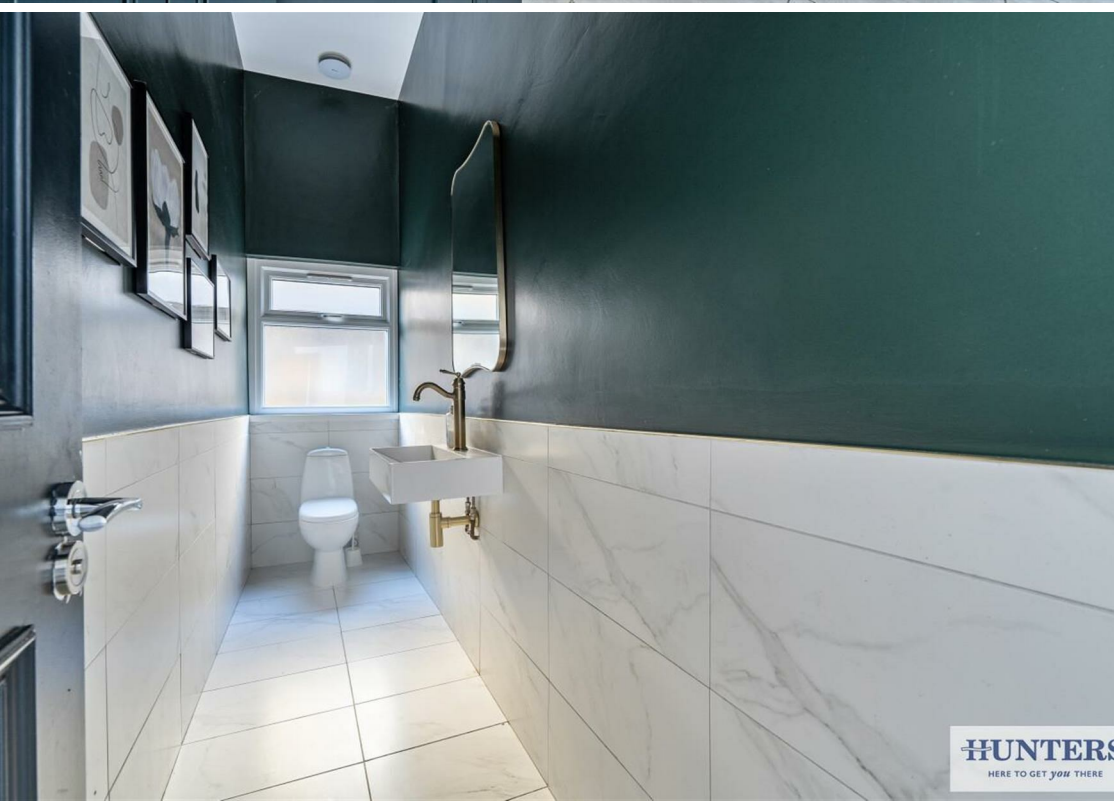
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







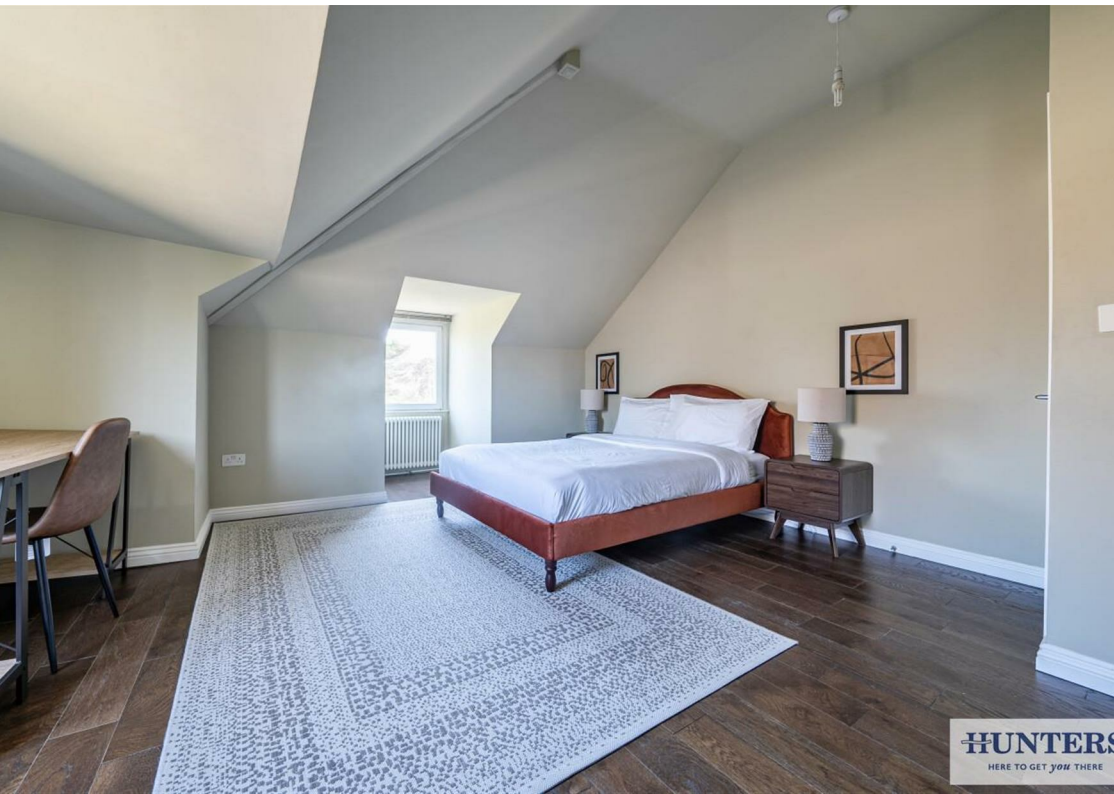




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