



Marrabon Close
Sidcup, DA15 9EF

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A large five bedroom detached family home which occupies a generous corner plot. The house is situated in a quiet, gated development of just seven houses and offers a short walk to Sidcup train station with direct links into London's city centre. The property also provides access to some of the borough's most sought after schools as well as the variety of local shops and cafes. We feel this house would make a great family home and internal viewing comes highly recommended so as to fully appreciate the space on offer.

Main Features

- Substantial 5 bedroom detached house on generous corner plot
- Gated development of just 7 houses
- 2/3 reception rooms
- Rear conservatory
- Kitchen/breakfast room
- 2 bedrooms with en-suites
- Gas central heating with boiler installed 2017

FULL DESCRIPTION

We are pleased to offer to the market this substantial 5 bedroom detached house which sits on a generous corner plot. The property resides in a highly sought after gated development of just 7 houses and is located within a short walk of Sidcup train station offering direct links into London's city centre. Some of the borough's most desirable schools are also within walking distance as well as the local shops and restaurants.

The property briefly comprises: Entrance hall, cloakroom, study room, lounge, dining room and a kitchen/breakfast room which flows through to a rear conservatory. The kitchen also provides access to a utility room and large 21'3 x 16 garage. To the first floor is the master bedroom which features an en-suite bathroom and walk-in wardrobe, a large second bedroom which also offers an en-suite as well as views over the rear playing fields, there are 3 further bedrooms and a family bathroom.

Externally there is a gated entrance to the property and a driveway to the front of several cars. To the rear of the house is a deceptively large garden which also features two sheds, a greenhouse and backing onto the rear fields.

We feel this is a great chance to purchase a large family home in a highly sought after gated development just minutes from the local amenities. Internal viewing comes highly recommended.

Entrance hall

Living room

16' 9" x 13' 8" (5.11m x 4.17m)

Dining room/second reception

13' 2" x 10' 2" (4.01m x 3.1m)

Kitchen/breakfast room

21' 7" x 10' 7" (6.58m x 3.23m)

Utility room

10' 7" x 5' 3" (3.23m x 1.6m)

Conservatory

13' 4" x 11' 9" (4.06m x 3.58m)

Study/third reception

9' 5" x 5' 9" (2.87m x 1.75m)

First floor landing

Bedroom one

18' 2" x 14' 2" (5.54m x 4.32m)

Ensuite

10' 7" x 5' 5" (3.23m x 1.65m)

Bedroom two

12' 9" x 11' 9" (3.89m x 3.58m)



Ensuite

9' 9" x 5' 0" (2.97m x 1.52m)

Bedroom three

12' 1" x 8' 1" (3.68m x 2.46m)

Bedroom four

11' 7" x 10' 0" (3.53m x 3.05m)

Bedroom five

9' 9" x 6' 9" (2.97m x 2.06m)

Family bathroom

8' 8" x 6' 2" (2.64m x 1.88m)

Outside

Front driveway with parking for several cars.

Garage 21'3 x 16'0

Deceptively spacious rear garden with two sheds, greenhouse and backing onto rear fields.

Additional Information

Council Tax Band G £2,647 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 57

Potential EPC Rating 74

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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