



Church Avenue

Sidcup, DA14 6BU

A large 5 bedroom detached period house which we feel offers so much space and character. The property benefits from a range of original features with its tall ceilings and attractive fireplaces and sits in a highly desirable "no through road" just a short walk from Sidcup High Street.

Main Features

- Large 5 bedroom detached period house
- Tall ceilings and period features
- Situated in a highly desirable "no through road"
- Short walk to Sidcup High Street
- Easy access to highly sought after schools
- Two reception rooms and study/office

FULL DESCRIPTION

We are pleased to offer to the market this large five bedroom period detached house. The property offers so much space and plenty of character with its tall ceilings and period features. Located in a highly desirable "no through road" and only a short walk to Sidcup High Street with its variety of shops and restaurants as well as offering access to some highly sought after schools and transport links.

The house briefly comprises: An impressive entrance with character door and parquet flooring that runs into the living room, 33'0 x 13'2 dual aspect living room which features tall ceilings, a log burning fireplace and a large bay fronted window. The living room then flows into the modern kitchen with its island feature, range

oven and separate utility room and w.c. The downstairs also features a further reception room currently used as a second lounge as well as a study/ office.

To the first floor is the large master bedroom which boasts a beautiful en-suite bathroom with roll top bath, four further bedrooms, family bathroom, family shower room and a separate w.c.

Externally there is a deceptively spacious rear garden, storage, front garden and off street parking for several cars.

This is such a spacious period house which we feel would make a great family home. Internal viewing comes highly recommended so as to fully appreciate the condition, character and space on offer in this beautiful house.

Entrance hall

18' 2" x 11' 2" (5.54m x 3.4m)

Lounge

33' 0" x 13' 2" (10.06m x 4.01m)

Second reception

19' 8" x 10' 9" (5.99m x 3.28m)

Study

11' 6" x 11' 2" (3.51m x 3.4m)

Kitchen

24' 8" x 11' 2" (7.52m x 3.4m)

Downstairs wc

3' 4" x 2' 8" (1.02m x 0.81m)

First floor landing

Bedroom one

14' 8" x 13' 3" (4.47m x 4.04m)

Ensuite

11' 2" x 9' 5" (3.4m x 2.87m)

Bedroom two

14' 2" x 8' 6" (4.32m x 2.59m)

Bedroom three

12' 4" x 11' 0" (3.76m x 3.35m)

Bedroom four

12' 0" x 9' 9" (3.66m x 2.97m)

Bedroom five

10' 9" x 9' 9" (3.28m x 2.97m)

Bathroom

8' 8" x 6' 3" (2.64m x 1.91m)

Shower room

8' 7" x 6' 8" (2.62m x 2.03m)

Separate wc

5' 4" x 3' 3" (1.63m x 0.99m)

Outside

Rear garden.
Off street parking to the front.



Additional Information

Council Tax Band G £2,647 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 60 Potential EPC Rating 78

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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