



Church Avenue
 Sidcup, DA14 6BU

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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
- Short walk to Sidcup High Street
- Easy access to highly sought after schools

FULL DESCRIPTION

Kerb appeal and a delightful mix of period and modern in this extensively reworked, circa 1900 large detached family home.

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 ornate ceilings, a log burning fireplace, a traditional fireplace and a large bay fronted window. The living room then flows into the modern kitchen

with its granite island and work surfaces, range oven and separate utility room and w.c. The downstairs also features a further reception room currently used as a second lounge and beyond that a study/ office room.

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.

There is also a huge loft with space to store all manner of things or to develop further if you needed even more room.

Externally there is a deceptively spacious rear garden which has been fully astroturfed and a large paved patio for entertaining. The front has parking for 4 cars and a reduced sized garage with a Rolec EV charger and a room for storing bikes etc.

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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