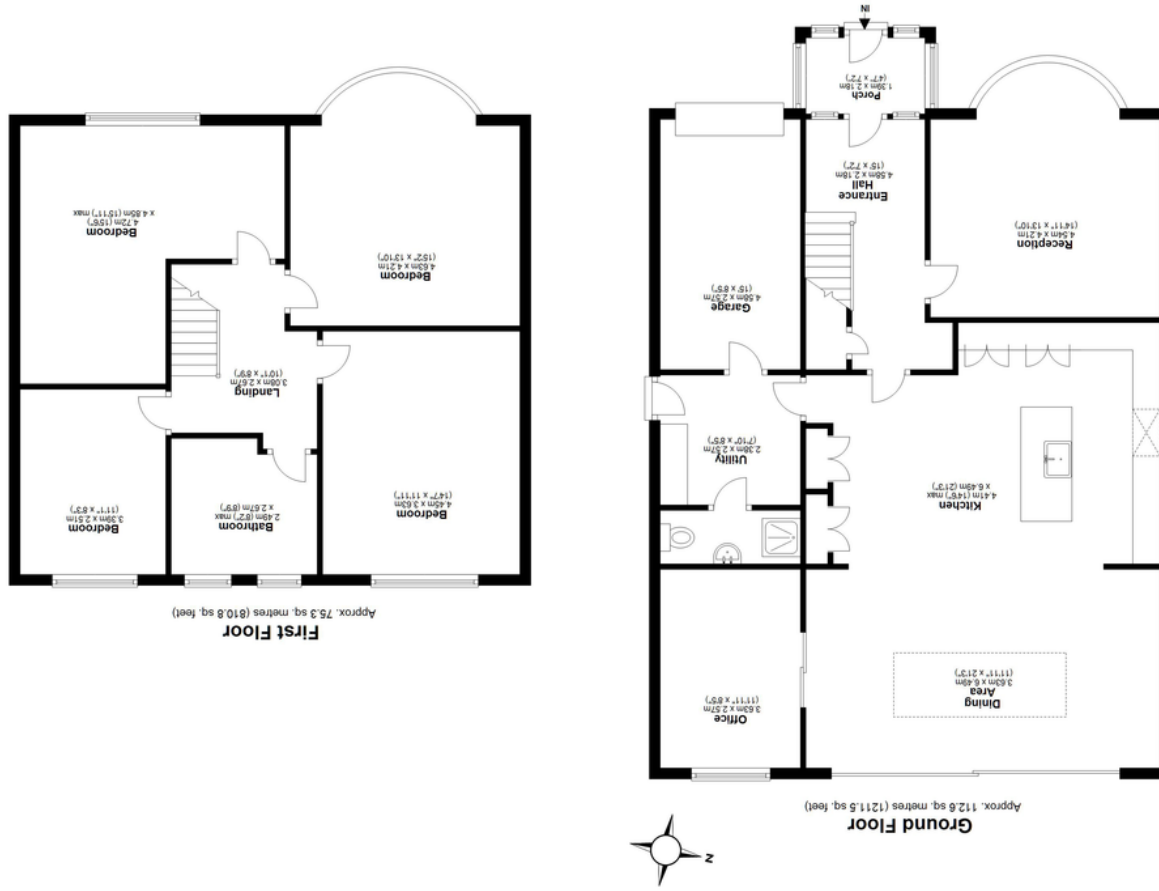


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Christchurch Road, Sidcup  
 Total area: approx. 187.9 sq. metres (2022.3 sq. feet)





# Christchurch Road

Sidcup, DA15 7HQ

## VIDEO TOUR AVAILABLE

Located in the incredibly sought after Christchurch Road, is this stunning 4 bedroom detached house. This stylish property benefits from having a rear extension that now provides a large kitchen/diner perfect for entertaining friends and family. It is beautifully presented throughout with a layout specifically designed to suit family living with a separate lounge, an office, large bedrooms and not to mention the sizeable games room in the garden. This house has so much to offer and sits in a highly desirable road that offers easy access to the local shops, train station and schools and will certainly attract interest quick.

## Main Features

- Stunning 4 bedroom detached house
- Sought after Christchurch Road
- Stylish rear extension with large kitchen/diner
- Downstairs office/bedroom five
- Sizeable and versatile games room in garden

## FULL DESCRIPTION

### VIDEO TOUR AVAILABLE

Offered for sale is this large stylish 4 bedroom detached house that sits in the highly sought after location of Christchurch Road and offers a layout which we feel is perfectly set up to make an amazing family home.

The house is beautifully presented and has been really well thought out by the current owners with the rear extension offering that wow factor to a

brilliant house. The property briefly comprises of: entrance hall, a front living room, utility room, a downstairs shower room and w.c, an office/study and a stunning rear open plan kitchen/diner which is the real focal point of this house. The stylish kitchen features a large centre island that overlooks a rear extension making it a perfect room for entertaining family and friends.

The first floor of this family home features a large landing, 4 good sized bedrooms and a lovely family bathroom.

Externally there is a lawned rear garden as well as several seating areas and then a rear outbuilding which houses another wow factor in the form of a games room. There is an integral garage and off street parking to the front for several cars with the house being set back nicely from the road and we feel this all adds up to making this an amazing family home.

Houses in Christchurch Road are incredibly desirable so your earliest appointment comes highly recommended so as to avoid missing out.

### Entrance porch

7' 2" x 4' 7" (2.18m x 1.4m)

### Entrance hall

15' 0" x 7' 2" (4.57m x 2.18m)

### Lounge

14' 11" x 13' 10" (4.55m x 4.22m)

### Kitchen area

21' 3" x 14' 6" (6.48m x 4.42m)

### Dining area

21' 3" x 11' 11" (6.48m x 3.63m)

### Office/bedroom five

11' 11" x 8' 5" (3.63m x 2.57m)

### Utility room

8' 5" x 7' 10" (2.57m x 2.39m)

### Downstairs shower room

### First floor landing

10' 1" x 8' 9" (3.07m x 2.67m)



### Bedroom one

15' 2" x 13' 10" (4.62m x 4.22m)

### Bedroom two

15' 11" x 15' 6" (4.85m x 4.72m)

### Bedroom three

14' 7" x 11' 11" (4.44m x 3.63m)

### Bedroom four

11' 1" x 8' 3" (3.38m x 2.51m)

### Bathroom

8' 9" x 8' 2" (2.67m x 2.49m)

### Outside

Rear garden laid to lawn. Games room.  
Integral garage (15'0 x 8'5)  
Driveway to front with off street parking.

## Additional Information

Council Tax Band G £3,078 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 64

Potential EPC Rating 82

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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